

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11-13 McCallum Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,100,000

&

\$2,310,000

Median sale price

Median price \$1,560,000

Property Type House

Suburb Doncaster

Period - From 01/10/2025

to 31/12/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 McCallum Rd DONCASTER 3108	\$2,028,000	29/01/2026
2	2 Park Hill Way DONCASTER 3108	\$2,162,500	29/12/2025
3	11 The Boulevarde DONCASTER 3108	\$1,951,680	23/09/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/01/2026 20:16

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Indicative Selling Price

\$2,100,000 - \$2,310,000

Median House Price

December quarter 2025: \$1,560,000



 4  2  2

Property Type: House

Land Size: 530 sqm approx

Agent Comments

Comparable Properties



7 Mccallum Rd DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$2,028,000

Method: Private Sale

Date: 29/01/2026

Property Type: House

Land Size: 731 sqm approx



2 Park Hill Way DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$2,162,500

Method: Private Sale

Date: 29/12/2025

Property Type: House

Land Size: 594 sqm approx



11 The Boulevard DONCASTER 3108 (REI)

Agent Comments

 6  2  2

Price: \$1,951,680

Method: Private Sale

Date: 23/09/2025

Property Type: House

Land Size: 668 sqm approx

Account - Barry Plant | P: 03 9842 8888