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	10 Nathan Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$3,190,000	&	\$3,490,000

Median sale price

Median price	\$1,601,500	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	3 Otway Ct DONCASTER EAST 3109	\$3,400,000	08/11/2025
2	16 Dunoon St DONCASTER 3108	\$2,970,000	01/07/2025
3	10 Daphne St DONCASTER EAST 3109	\$3,690,000	10/05/2025

OR

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

This Statement of Information was prepared on:	26/11/2025 10:25









Property Type: House **Land Size:** 654 sqm approx

Agent Comments

Indicative Selling Price \$3,190,000 - \$3,490,000 Median House Price September quarter 2025: \$1,601,500

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.

Comparable Properties



3 Otway Ct DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$3,400,000 Method: Private Sale Date: 08/11/2025 Property Type: House Land Size: 687 sqm approx

16 Dunoon St DONCASTER 3108 (REI/VG)

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Price: \$2,970,000 Method: Private Sale Date: 01/07/2025 Property Type: House Land Size: 741 sqm approx

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Agent Comments

10 Daphne St DONCASTER EAST 3109 (REI)



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Price: \$3,690,000 Method: Auction Sale Date: 10/05/2025

Property Type: House (Res) Land Size: 657 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888





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