

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

10 Nathan Street, Doncaster Vic 3108

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 Property 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	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

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: 26/11/2025 10:25



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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)

Agent Comments

5 5 2

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)

Agent Comments

5 5 2

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



10 Daphne St DONCASTER EAST 3109 (REI)

Agent Comments

5 5 2

Price: \$3,690,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 657 sqm approx

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