

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$3,550,000

### 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:

12/12/2025 13:06



5 5 2

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

**Indicative Selling Price**  
 \$3,550,000

**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

**Account - Barry Plant | P: 03 9842 8888**