

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

7 Old Orchard Way, Doncaster Vic 3108

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$1,575,000

Property Type House

Suburb Doncaster

Period - From 01/04/2026

to 30/06/2026

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	5 Old Orchard Way DONCASTER 3108	\$3,263,000	08/05/2026
2	34 Roseland Gr DONCASTER 3108	\$2,860,000	15/03/2026
3	63 Dehnert St DONCASTER EAST 3109	\$3,200,000	25/02/2026

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:

26/08/2026 15:27



 5  4  2

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

June quarter 2026: \$1,575,000

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



5 Old Orchard Way DONCASTER 3108 (VG)

Agent Comments

 4  -  -

Price: \$3,263,000

Method: Sale

Date: 08/05/2026

Property Type: House (Res)

Land Size: 670 sqm approx



34 Roseland Gr DONCASTER 3108 (VG)

Agent Comments

 5  -  -

Price: \$2,860,000

Method: Sale

Date: 15/03/2026

Property Type: House (Res)

Land Size: 654 sqm approx



63 Dehnert St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  5  2

Price: \$3,200,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 660 sqm approx

Account - Barry Plant | P: 03 9842 8888