Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	16 Robyn Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,895,000

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

1	63a Council St DONCASTER 3108	\$1,810,000	17/10/2025
2	3 Larkspur Av DONCASTER 3108	\$1,790,000	10/06/2025
3	9 Phar Lap Dr DONCASTER 3108	\$1,605,000	24/05/2025

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:	15/12/2025 16:40



Date of sale











Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,895,000 **Median House Price** September quarter 2025: \$1,601,500

Comparable Properties



63a Council St DONCASTER 3108 (REI)







Agent Comments

Price: \$1,810,000 Method: Private Sale Date: 17/10/2025 Property Type: House

Land Size: 323 sqm approx

3 Larkspur Av DONCASTER 3108 (REI/VG)





Agent Comments

Agent Comments

Price: \$1,790,000 Method: Private Sale Date: 10/06/2025 Property Type: House Land Size: 358 sqm approx



9 Phar Lap Dr DONCASTER 3108 (REI/VG)

Method: Auction Sale





Price: \$1,605,000

Date: 24/05/2025 Property Type: Townhouse (Res) Land Size: 218 sqm approx

Account - Barry Plant | P: 03 9842 8888





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