

# 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

25 Saxon 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

\$1,600,000

### 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 | 32 Council St DONCASTER 3108   | \$1,530,000 | 29/11/2025   |
| 2 | 35 Corella St DONCASTER 3108   | \$1,385,000 | 28/11/2025   |
| 3 | 8 Winston Dr DONCASTER 3108    | \$1,388,000 | 20/09/2025   |

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:

04/12/2025 14:22



 4  2  2

**Property Type:** House (Res)

**Land Size:** 716 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,600,000

**Median House Price**

September quarter 2025: \$1,601,500

## Comparable Properties



**32 Council St DONCASTER 3108 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 658 sqm approx



**35 Corella St DONCASTER 3108 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,385,000

**Method:** Sold Before Auction

**Date:** 28/11/2025

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**8 Winston Dr DONCASTER 3108 (REI)**

Agent Comments

 4  3  1

**Price:** \$1,388,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)

**Land Size:** 663 sqm approx

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