

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

69 Timber Ridge, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,292,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 01/01/2026

to 31/03/2026

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	7 Nola St DONCASTER 3108	\$1,258,000	13/06/2026
2	12 Village Av DONCASTER 3108	\$1,330,000	30/05/2026
3	31 Ayr St DONCASTER 3108	\$1,250,000	12/01/2026

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:

22/06/2026 10:28

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 3  2  3

Rooms: 5
Property Type: House (Res)
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price
\$1,292,000
Median House Price
March quarter 2026: \$1,500,000

Comparable Properties



7 Nola St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,258,000
Method: Auction Sale
Date: 13/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 663 sqm approx



12 Village Av DONCASTER 3108 (REI)

Agent Comments

 4  2  3

Price: \$1,330,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 728 sqm approx



31 Ayr St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,250,000
Method: Private Sale
Date: 12/01/2026
Property Type: House
Land Size: 650 sqm approx

Account - Barry Plant | P: 03 9842 8888