

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

31 Tullamore Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,560,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2025

to

31/12/2025

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	38 Clay Dr DONCASTER 3108	\$1,690,000	14/03/2026
2	57 Wilsons Rd DONCASTER 3108	\$1,545,000	09/02/2026
3	47 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,447,000	07/12/2025

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:

18/03/2026 20:32

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

December quarter 2025: \$1,560,000



 4  2  2

Property Type: House

Land Size: 694 sqm approx

Agent Comments

Comparable Properties



38 Clay Dr DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$1,690,000

Method: Auction Sale

Date: 14/03/2026

Rooms: 7

Property Type: House (Res)

Land Size: 772 sqm approx

57 Wilsons Rd DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,545,000

Method: Sold Before Auction

Date: 09/02/2026

Property Type: House (Res)



47 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  3  2

Price: \$1,447,000

Method: Expression of Interest

Date: 07/12/2025

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Barry Plant | P: 03 9842 8888