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 $1,390,000 & $1,490,000

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	23 Tullamore Av DONCASTER 3108	$1,638,000	28/03/2026
2	36 Somerville St DONCASTER 3108	$1,490,000	24/03/2026
3	57 Wilsons Rd DONCASTER 3108	$1,545,000	09/02/2026

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: 30/03/2026 15:35

31 Tullamore Avenue, Doncaster Vic 3108

BARRYPLANT

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4 2 2

Property Type: House
Land Size: 694 sqm approx

Agent Comments

Indicative Selling Price
$1,390,000 - $1,490,000
Median House Price
December quarter 2025: $1,560,000

Comparable Properties



23 Tullamore Av DONCASTER 3108 (REI)

5 2 4

Price: $1,638,000
Method: Private Sale
Date: 28/03/2026
Property Type: House
Land Size: 694 sqm approx

Agent Comments



36 Somerville St DONCASTER 3108 (REI)

5 2 2

Price: $1,490,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 663 sqm approx

Agent Comments

57 Wilsons Rd DONCASTER 3108 (REI)

5 3 2

Price: $1,545,000
Method: Sold Before Auction
Date: 09/02/2026
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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