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	4/21 Victoria Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,100,000 & $1,210,000

Median sale price

Median price $1,100,000 Property Type Townhouse Suburb Doncaster

Period - From 23/09/2024 to 22/09/2025 Source Property Data

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.

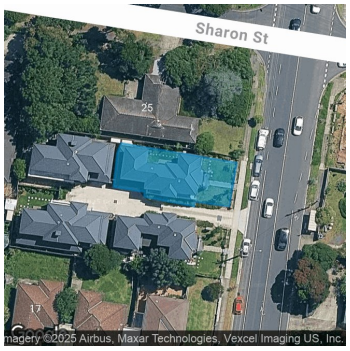
	Address of comparable property	Price	Date of sale
1	39a Norfolk Cirt DONCASTER 3108	$1,200,000	20/09/2025
2	3/5-6 Thomas Ct DONCASTER 3108	$1,018,000	14/05/2025
3	3/27 Westfield Dr DONCASTER 3108	$1,200,000	05/05/2025

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: 23/09/2025 10:09

4/21 Victoria Street, Doncaster Vic 3108



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,100,000 - $1,210,000
Median Townhouse Price
23/09/2024 - 22/09/2025: $1,100,000

Comparable Properties

39a Norfolk Cirt DONCASTER 3108 (REI)

4 2 2

Agent Comments

Price: $1,200,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 328 sqm approx

3/5-6 Thomas Ct DONCASTER 3108 (REI)

4 2 2

Agent Comments

Price: $1,018,000
Method: Sold Before Auction
Date: 14/05/2025
Property Type: Townhouse (Res)

3/27 Westfield Dr DONCASTER 3108 (VG)

4 2 2

Agent Comments

Price: $1,200,000
Method: Sale
Date: 05/05/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888

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