

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

29 Winbrook Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,650,000

&

\$1,760,000

Median sale price

Median price \$1,548,000

Property Type House

Suburb Doncaster

Period - From 01/04/2025

to

30/06/2025

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	16 Somerville St DONCASTER 3108	\$1,675,000	03/09/2025
2	33 Buckingham Cr DONCASTER 3108	\$1,600,000	20/08/2025
3	22 Old Orchard Way DONCASTER 3108	\$1,643,888	09/08/2025

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:

11/09/2025 15:12



 4  3  2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,760,000
Median House Price
June quarter 2025: \$1,548,000

Comparable Properties



16 Somerville St DONCASTER 3108 (REI)

Agent Comments

 4  3  1

Price: \$1,675,000
Method:
Date: 03/09/2025
Property Type: House



33 Buckingham Cr DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,600,000
Method: Private Sale
Date: 20/08/2025
Property Type: House (Res)



22 Old Orchard Way DONCASTER 3108 (REI)

Agent Comments

 4  4  2

Price: \$1,643,888
Method: Expression of Interest
Date: 09/08/2025
Property Type: House (Res)
Land Size: 405 sqm approx

Account - Barry Plant | P: 03 9842 8888