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	8 Winston Drive, Doncaster Vic 3108

Indicative selling price

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

Range between $1,350,000 & $1,420,000

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.

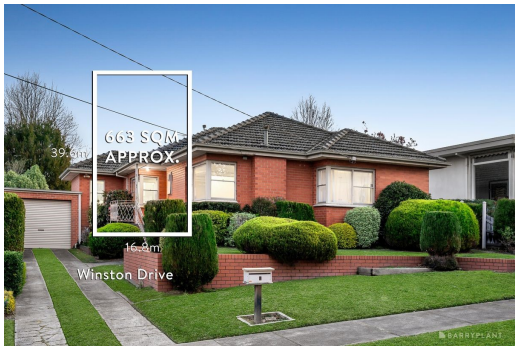
	Address of comparable property	Price	Date of sale
1	11 Somerville St DONCASTER 3108	$1,375,000	03/09/2025
2	2 Merrigum Ct DONCASTER 3108	$1,485,000	12/08/2025
3	12 Maralee Pl DONCASTER 3108	$1,250,000	25/03/2025

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: 15/09/2025 15:40

8 Winston Drive, Doncaster Vic 3108



4 3 1

Property Type: House
Land Size: 663 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,420,000
Median House Price
June quarter 2025: $1,548,000

Comparable Properties



11 Somerville St DONCASTER 3108 (REI)

4 2 1

Price: $1,375,000
Method: Private Sale
Date: 03/09/2025
Property Type: House
Land Size: 664 sqm approx

Agent Comments



2 Merrigum Ct DONCASTER 3108 (REI)

4 1 2

Price: $1,485,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 731 sqm approx

Agent Comments



12 Maralee Pl DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 25/03/2025
Property Type: House
Land Size: 687 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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