

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

28 Rubicon Crescent, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,480,000

Median sale price

Median price \$1,556,500

Property Type House

Suburb Doncaster

Period - From 01/01/2025

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	1 Bordeaux St DONCASTER 3108	\$1,600,011	23/10/2025
2	6 Leyte Cl DONCASTER 3108	\$1,615,888	10/10/2025
3			

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:

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 5  2  2

Property Type: House
Land Size: 974 sqm approx
Agent Comments

Indicative Selling Price
\$1,480,000
Median House Price
Year ending December 2025: \$1,556,500

Comparable Properties



1 Bordeaux St DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,600,011
Method: Private Sale
Date: 23/10/2025
Property Type: House (Res)
Land Size: 644 sqm approx



6 Leyte CI DONCASTER 3108 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,615,888
Method: Sold Before Auction
Date: 10/10/2025
Property Type: House (Res)
Land Size: 699 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888



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