

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	64 Wilsons Road, Doncaster Vic 3108
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Indicative selling price

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

Single price	\$1,620,000
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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.

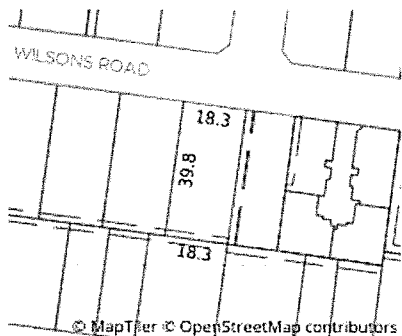
	Address of comparable property	Price	Date of sale
1	21 Council St DONCASTER 3108	\$1,605,000	21/02/2026
2	57 Wilsons Rd DONCASTER 3108	\$1,545,000	09/02/2026
3	28 Wilsons Rd DONCASTER 3108	\$1,650,000	29/11/2025

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:

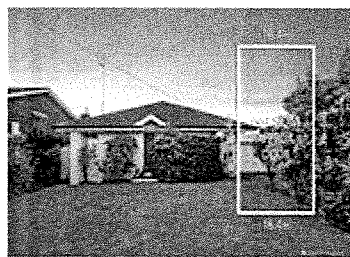
28/02/2026 12:39



Property Type:
Agent Comments

Indicative Selling Price
\$1,620,000
Median House Price
December quarter 2025: \$1,560,000

Comparable Properties



21 Council St DONCASTER 3108 (REI)

Agent Comments



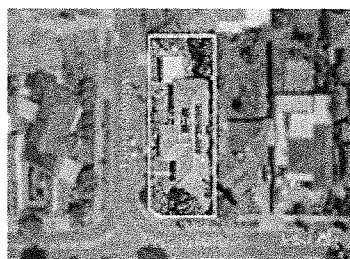
Price: \$1,605,000
Method: Auction Sale
Date: 21/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 661 sqm approx

57 Wilsons Rd DONCASTER 3108 (REI)

Agent Comments



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



28 Wilsons Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$1,650,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 721 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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