

## 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

1/22 BAYLEY GROVE DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$960,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

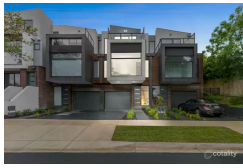
Date of sale

7 REISLING STREET DONCASTER VIC 3108	\$970,000	23-Oct-25
9A BAYLEY GROVE DONCASTER VIC 3108	\$900,000	28-Jan-26
4/38 FREDERICK STREET DONCASTER VIC 3108	\$950,000	30-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 03 March 2026


**7 REISLING STREET DONCASTER  
VIC 3108**
 3
  2
  2

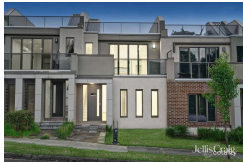
Sold Price

**\$970,000**

Sold Date

**23-Oct-25**

Distance

**0.38km**
**9A BAYLEY GROVE DONCASTER  
VIC 3108**
 3
  2
  2

Sold Price

**\$900,000**

Sold Date

**28-Jan-26**

Distance

**0.13km**
**4/38 FREDERICK STREET  
DONCASTER VIC 3108**
 3
  2
  2

Sold Price

**\$950,000**

Sold Date

**30-Jan-26**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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