

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 9 Grange Park Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,558,000 Property Type House Suburb Doncaster

Period - From 01/04/2025 to 31/03/2026 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	15 Rathmullen Qdrnt DONCASTER 3108	\$1,320,000	01/04/2026
2	17 Winston Dr DONCASTER 3108	\$1,395,000	14/03/2026
3	34 Boyd St DONCASTER 3108	\$1,370,000	22/12/2025

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: 22/04/2026 15:58



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2026: \$1,558,000

Comparable Properties



15 Rathmullen Qdrnt DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,320,000

Method: Sold Before Auction

Date: 01/04/2026

Property Type: House (Res)

Land Size: 651 sqm approx



17 Winston Dr DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,395,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 654 sqm approx



34 Boyd St DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,370,000

Method: Private Sale

Date: 22/12/2025

Property Type: House

Land Size: 654 sqm approx

Account - VICPROP | P: 03 8888 1011