

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

37 Burgundy Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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 Edith Ct DONCASTER 3108	\$1,376,000	29/11/2025
2	16 Brendan Av DONCASTER 3108	\$1,555,000	08/11/2025
3	3 Ranleigh Rise TEMPLESTOWE LOWER 3107	\$1,370,000	20/09/2025

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:

24/02/2026 10:29



3 2 2

Property Type: House (Res)

Land Size: 730 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending December 2025: \$1,556,500

Comparable Properties



1 Edith Ct DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,376,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 639 sqm approx



16 Brendan Av DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,555,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 653 sqm approx



3 Ranleigh Rise TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$1,370,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 650 sqm approx

Account - VICPROP | P: 03 8888 1011