

# 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

35 Aberdeen Drive, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$1,880,000

### 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	15 The Boulevard DONCASTER 3108	\$1,850,000	17/02/2026
2	13 Brendan Av DONCASTER 3108	\$1,880,000	22/11/2025
3	23 Koolkuna Av DONCASTER 3108	\$1,880,888	13/10/2025

**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:

22/02/2026 12:53



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,850,000 - \$1,880,000

**Median House Price**

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

## Comparable Properties



**15 The Boulevard DONCASTER 3108 (REI)**

Agent Comments

4   2   2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 17/02/2026

**Property Type:** House

**Land Size:** 673 sqm approx



**13 Brendan Av DONCASTER 3108 (REI)**

Agent Comments

5   2   2

**Price:** \$1,880,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 695 sqm approx



**23 Koolkuna Av DONCASTER 3108 (VG)**

Agent Comments

4   -   -

**Price:** \$1,880,888

**Method:** Sale

**Date:** 13/10/2025

**Property Type:** House (Res)

**Land Size:** 914 sqm approx

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