

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 Saxon Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,290,000 & \$1,390,000

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	51 Roseland Gr DONCASTER 3108	\$1,300,000	04/12/2025
2	8 Winston Dr DONCASTER 3108	\$1,388,000	20/09/2025
3	11 Ambrose St DONCASTER 3108	\$1,328,880	15/09/2025

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: 21/02/2026 13:43



4 3 2

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price

\$1,290,000 - \$1,390,000

Median House Price

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

Comparable Properties



51 Roseland Gr DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: House (Res)

Land Size: 654 sqm approx



8 Winston Dr DONCASTER 3108 (REI/VG)

Agent Comments

4 3 1

Price: \$1,388,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 663 sqm approx



11 Ambrose St DONCASTER 3108 (REI/VG)

Agent Comments

3 1 1

Price: \$1,328,880

Method: Private Sale

Date: 15/09/2025

Property Type: House

Land Size: 650 sqm approx

Account - VICPROP | P: 03 8888 1011