

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

31 Ada Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Doncaster

Period - From 01/10/2024 to 30/09/2025 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	11 Woodland St DONCASTER 3108	\$1,550,000	29/11/2025
2	32 Council St DONCASTER 3108	\$1,530,000	29/11/2025
3	48 Marianne Way DONCASTER 3108	\$1,550,000	27/11/2025

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:

01/12/2025 16:08

31 Ada Street, Doncaster Vic 3108



 4  2  2

Property Type: House (Res)

Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending September 2025: \$1,500,000

Comparable Properties



11 Woodland St DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,550,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 860 sqm approx



32 Council St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,530,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House

Land Size: 658 sqm approx

48 Marianne Way DONCASTER 3108 (REI)

Agent Comments

 4  1  1

Price: \$1,550,000

Method: Sold Before Auction

Date: 27/11/2025

Property Type: House (Res)

Land Size: 740 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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