

# 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

22 Victoria Street, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 03/02/2025 to 02/02/2026 Source Property Data

### 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	56 Church Rd DONCASTER 3108	\$1,365,000	25/10/2025
2	15 Murphy Rd DONCASTER EAST 3109	\$1,350,000	15/09/2025
3	32 Whittens La DONCASTER 3108	\$1,160,000	09/09/2025

**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: 03/02/2026 12:30

22 Victoria Street, Doncaster Vic 3108

Steven Zervas  
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 3  1  2

**Property Type:** House  
**Land Size:** 651 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
03/02/2025 - 02/02/2026: \$1,550,000

## Comparable Properties



**56 Church Rd DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

 3  1  2

**Price:** \$1,365,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**15 Murphy Rd DONCASTER EAST 3109 (REI/VG)**

[Agent Comments](#)

 3  1  2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 15/09/2025  
**Property Type:** House  
**Land Size:** 650 sqm approx



**32 Whittens La DONCASTER 3108 (VG)**

[Agent Comments](#)

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**Price:** \$1,160,000  
**Method:** Sale  
**Date:** 09/09/2025  
**Property Type:** House (Res)  
**Land Size:** 623 sqm approx

Account - Heavyside



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