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 Margot Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,560,000 Property Type House Suburb Doncaster

Period - From 01/10/2025 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	40 Henry St DONCASTER 3108	$1,798,000	22/11/2025
2	10 Birbank Ct DONCASTER 3108	$1,880,000	28/09/2025
3			

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: 27/01/2026 14:23

37 Margot Avenue, Doncaster Vic 3108

JellisCraig

Chris Savvides
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4 2 2

Property Type: House
Land Size: 668 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
December quarter 2025: $1,560,000

Comparable Properties



40 Henry St DONCASTER 3108 (REI)

5 3 2

Price: $1,798,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments



10 Birbank Ct DONCASTER 3108 (REI/VG)

6 4 2

Price: $1,880,000
Method: Sold Before Auction
Date: 28/09/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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