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	50 Finlayson Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	169 High St DONCASTER 3108	$1,250,000	22/11/2025
2	74 Whittens La DONCASTER 3108	$1,200,000	08/10/2025
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: 10/02/2026 11:40

50 Finlayson Street, Doncaster Vic 3108

Chris Savvides
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3 1 1

Property Type: House
Land Size: 762 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
December quarter 2025: $1,560,000

Comparable Properties



169 High St DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,250,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



74 Whittens La DONCASTER 3108 (VG)

4 - -

Price: $1,200,000
Method: Sale
Date: 08/10/2025
Property Type: House (Res)
Land Size: 727 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.

Account - Jellis Craig | P: 03 8841 4888

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