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	1 Ivan 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 $1,556,500 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	30 Winston Dr DONCASTER 3108	$1,575,000	13/12/2025
2	4 Windella Qdrnt DONCASTER 3108	$1,500,000	13/11/2025
3	2 Sophora Ct TEMPLESTOWE LOWER 3107	$1,490,000	11/10/2025

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: 23/02/2026 11:47

1 Ivan Street, Doncaster Vic 3108

JellisCraig

Andrew Keleher
8841 4888
0417 599 135
andrewkeleher@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 832 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending December 2025: $1,556,500

Comparable Properties



30 Winston Dr DONCASTER 3108 (REI)

4 2 2

Price: $1,575,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



4 Windella Qdrnt DONCASTER 3108 (REI)

4 2 2

Price: $1,500,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



2 Sophora Ct TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 2

Price: $1,490,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 707 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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