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	17 Winston Drive, Doncaster Vic 3108

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	6 Bernice St DONCASTER 3108	$1,318,000	26/12/2025
2	24 Winston Dr DONCASTER 3108	$1,400,000	05/11/2025
3	8 Winston Dr DONCASTER 3108	$1,388,000	20/09/2025

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: 16/02/2026 14:48

17 Winston Drive, Doncaster Vic 3108

JellisCraig

Sophie Broadbent
9870 6211
0405 530 540
sophiebroadbent@jelliscraig.com.au

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
December quarter 2025: $1,560,000



4 2 2

Property Type: House
Land Size: 654 sqm approx

Agent Comments

Comparable Properties



6 Bernice St DONCASTER 3108 (REI/VG)

3 1 2

Price: $1,318,000
Method: Private Sale
Date: 26/12/2025
Property Type: House
Land Size: 687 sqm approx

Agent Comments



24 Winston Dr DONCASTER 3108 (REI/VG)

3 1 2

Price: $1,400,000
Method: Private Sale
Date: 05/11/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



8 Winston Dr DONCASTER 3108 (REI/VG)

4 3 1

Price: $1,388,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE | propertydata.com.au

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