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	22A Philip Avenue, Doncaster, VIC 3108

Indicative selling price

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

Price Range	$1,800,000	&	$1,900,000

Median sale price

Median price	$1,088,000	Property Type	House	Suburb	Doncaster (3108)
Period - From	26/05/2024	to	25/05/2025	Source	Property Data

Comparable property sales

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
24 TALBOT STREET, TEMPLESTOWE LOWER VIC 3107	$1,808,000	24/04/2025
1 DURBAN LANE, DONCASTER VIC 3108	$1,920,000	25/03/2025
6 MORANG AVENUE, TEMPLESTOWE LOWER VIC 3107	$1,871,000	15/03/2025

This Statement of Information was prepared on: 26/05/2025

WE DELIVER... Biggin & Scott