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 Koolkuna Avenue, 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 $1,500,000 Property Type House Suburb Doncaster

Period - From 01/01/2026 to 31/03/2026 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	15 Caringal Av DONCASTER 3108	$1,250,000	28/03/2026
2	7 Stanton St DONCASTER 3108	$1,200,000	28/02/2026
3	36 Magnolia Dr TEMPLESTOWE LOWER 3107	$1,165,000	26/02/2026

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: 01/05/2026 09:45

17 Koolkuna Avenue, Doncaster Vic 3108

JellisCraig

Rod Yan
8841 4888
0433 658 813
rodyan@jelliscraig.com.au

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
March quarter 2026: $1,500,000



4 2 2

Property Type: House
Land Size: 759 sqm approx

Agent Comments

Comparable Properties



15 Caringal Av DONCASTER 3108 (REI)

4 2 3

Price: $1,250,000
Method: Private Sale
Date: 28/03/2026
Property Type: House
Land Size: 775 sqm approx

Agent Comments



7 Stanton St DONCASTER 3108 (REI)

3 1 2

Price: $1,200,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments



36 Magnolia Dr TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 1

Price: $1,165,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata.com.au

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