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	9 Aberdeen Drive, Doncaster Vic 3108

Indicative selling price

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

Range between $1,750,000 & $1,850,000

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	15a Arnold Gr DONCASTER 3108	$1,720,000	14/03/2026
2	21 Pettys La DONCASTER 3108	$1,860,000	01/03/2026
3	15 Harcourt St DONCASTER 3108	$1,766,500	06/12/2025

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: 29/04/2026 13:41

9 Aberdeen Drive, Doncaster Vic 3108

Ripple Wu
03 9889 8800
0433 903 099
ripplewu@mcgrath.com.au



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
March quarter 2026: $1,500,000

Comparable Properties



15a Arnold Gr DONCASTER 3108 (REI)

4 2 2

Price: $1,720,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 485 sqm approx

Agent Comments



21 Pettys La DONCASTER 3108 (REI)

4 3 2

Price: $1,860,000
Method: Private Sale
Date: 01/03/2026
Property Type: House (Res)

Agent Comments



15 Harcourt St DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,766,500
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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