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	1/3 Baird Street North, Doncaster Vic 3108

Indicative selling price

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

Range between $880,000 & $960,000

Median sale price

Median price $712,500 Property Type Unit Suburb Doncaster

Period - From 01/04/2025 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	2/10 Bullen St DONCASTER EAST 3109	$1,017,500	28/02/2026
2	12a Baird St.N DONCASTER 3108	$950,000	24/12/2025
3			

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: 29/05/2026 15:01

1/3 Baird Street North, Doncaster Vic 3108



3 2 2

Property Type: House
Land Size: 315 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $960,000
Median Unit Price
Year ending March 2026: $712,500

Comparable Properties



2/10 Bullen St DONCASTER EAST 3109 (REI/VG)

3 1 2

Price: $1,017,500
Method: Auction Sale
Date: 28/02/2026
Rooms: 9
Property Type: Unit
Land Size: 331 sqm approx

Agent Comments



12a Baird St.N DONCASTER 3108 (REI)

3 2 2

Price: $950,000
Method: Private Sale
Date: 24/12/2025
Property Type: House
Land Size: 254 sqm approx

Agent Comments

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.

Account - Fletchers Estate Agents Inner North | P: 03 9478 2222

REIV THE DIFFERENCE | propertydata.com.au

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