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	24-28 Sharon Street, Doncaster Vic 3108

Indicative selling price

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

Single price $1,050,000

Median sale price

Median price $1,563,000 Property Type House Suburb Doncaster

Period - From 01/07/2025 to 30/06/2026 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	13 Meryl St DONCASTER EAST 3109	$1,065,000	03/08/2026
2	42 Greenridge Av TEMPLESTOWE 3106	$1,115,000	02/08/2026
3	2 Judith Ct DONCASTER 3108	$1,000,000	25/05/2026

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: 10/08/2026 14:48

24-28 Sharon Street, Doncaster Vic 3108



5 2 2

Property Type: House (Res)
Land Size: 1318 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000
Median House Price
Year ending June 2026: $1,563,000

Comparable Properties



13 Meryl St DONCASTER EAST 3109 (REI)

3 2 2

Price: $1,065,000
Method: Private Sale
Date: 03/08/2026
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



42 Greenridge Av TEMPLESTOWE 3106 (REI)

5 2 2

Price: $1,115,000
Method: Sold Before Auction
Date: 02/08/2026
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



2 Judith Ct DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,000,000
Method: Private Sale
Date: 25/05/2026
Property Type: House
Land Size: 954 sqm approx

Agent Comments

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320

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