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	23 Woodlea Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,611,500 Property Type House Suburb Doncaster East

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	16 Robyn St DONCASTER 3108	$1,788,000	05/08/2026
2	18a King St DONCASTER EAST 3109	$1,720,000	27/05/2026
3	10 Nottingwood St DONCASTER EAST 3109	$1,680,000	09/05/2026

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: 24/08/2026 10:33

23 Woodlea Street, Doncaster East Vic 3109



5 4 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
Year ending June 2026: $1,611,500

Comparable Properties



16 Robyn St DONCASTER 3108 (REI)

4 3 2

Price: $1,788,000
Method: Private Sale
Date: 05/08/2026
Property Type: House

Agent Comments

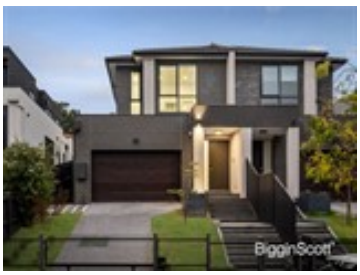


18a King St DONCASTER EAST 3109 (REI/VG)

5 3 2

Price: $1,720,000
Method: Private Sale
Date: 27/05/2026
Property Type: House (Res)
Land Size: 356 sqm approx

Agent Comments



10 Nottingwood St DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,680,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 348 sqm approx

Agent Comments

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

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