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	1/63 Hampshire Road, Doncaster Vic 3108

Indicative selling price

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

Range between $1,075,000 & $1,175,000

Median sale price

Median price $1,470,000 Property Type House Suburb Doncaster

Period - From 01/07/2024 to 30/06/2025 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	1/1 Malcolm Cr DONCASTER 3108	$1,200,000	15/07/2025
2	4 Margaret St DONCASTER EAST 3109	$1,150,000	24/05/2025
3	3/1 Katrina St DONCASTER 3108	$1,185,000	05/04/2025

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: 07/08/2025 16:55

1/63 Hampshire Road, Doncaster Vic 3108

Brenton Linmeiers
9840 1111
0412 791 546
brenton.linmeiers@marshallwhite.com.au



4 2 2

Property Type: Townhouse (Res)
Land Size: 228 sqm approx

Agent Comments

Indicative Selling Price
$1,075,000 - $1,175,000
Median House Price
Year ending June 2025: $1,470,000

Comparable Properties



1/1 Malcolm Cr DONCASTER 3108 (REI)

4 3 2

Price: $1,200,000
Method: Private Sale
Date: 15/07/2025
Property Type: Townhouse (Single)
Land Size: 312 sqm approx

Agent Comments



4 Margaret St DONCASTER EAST 3109 (REI)

3 2 2

Price: $1,150,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)

Agent Comments



3/1 Katrina St DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,185,000
Method: Sold Before Auction
Date: 05/04/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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