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	16 Eildon Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,601,500 Property Type House Suburb Doncaster

Period - From 01/07/2025 to 30/09/2025 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	25 Finlayson St DONCASTER 3108	$1,530,000	19/09/2025
2	22 Cantala Dr DONCASTER 3108	$1,407,500	13/09/2025
3	6 Edith Ct DONCASTER 3108	$1,471,000	06/09/2025

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: 24/10/2025 10:35

16 Eildon Street, Doncaster Vic 3108

Craig Nowotsch
8841 4888
0425 877 441
craignowotsch@jelliscraig.com.au



5 3 2

Property Type: House
Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
September quarter 2025: $1,601,500

Comparable Properties



25 Finlayson St DONCASTER 3108 (REI)

5 2 2

Price: $1,530,000
Method: Private Sale
Date: 19/09/2025
Property Type: House
Land Size: 723 sqm approx

Agent Comments



22 Cantala Dr DONCASTER 3108 (REI)

4 2 2

Price: $1,407,500
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



6 Edith Ct DONCASTER 3108 (REI)

4 2 2

Price: $1,471,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 661 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

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