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	1/30 Baird Street South, Doncaster Vic 3108

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,500,000 Property Type House Suburb Doncaster

Period - From 01/10/2024 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	2/34-36 Wilsons Rd DONCASTER 3108	$1,100,000	06/09/2025
2	14a Grover Rd DONCASTER 3108	$1,195,500	06/09/2025
3	5/29-31 Thea Gr DONCASTER EAST 3109	$1,056,000	07/06/2025

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: 27/10/2025 16:44

1/30 Baird Street South, Doncaster Vic 3108

JellisCraig

Nicole Qiu
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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending September 2025: $1,500,000

Comparable Properties



2/34-36 Wilsons Rd DONCASTER 3108 (REI)

3 2 2

Price: $1,100,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)
Land Size: 228 sqm approx

Agent Comments



14a Grover Rd DONCASTER 3108 (REI)

3 2 2

Price: $1,195,500
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)

Agent Comments



5/29-31 Thea Gr DONCASTER EAST 3109 (REI)

3 2 1

Price: $1,056,000
Method: Auction Sale
Date: 07/06/2025
Property Type: Townhouse (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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