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	8 Viscount Drive, Doncaster Vic 3108

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	22 Cantala Dr DONCASTER 3108	$1,407,500	13/09/2025
2	11 Viscount Dr DONCASTER 3108	$1,510,000	30/06/2025
3	12 Gairlock Ct DONCASTER 3108	$1,350,000	14/06/2025

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: 28/10/2025 12:58

8 Viscount Drive, Doncaster Vic 3108

JellisCraig

Daniel Broadbent
9870 6211
0424 155 476
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5 2 2

Property Type: House
Land Size: 684 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
September quarter 2025: $1,601,500

Comparable Properties



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



11 Viscount Dr DONCASTER 3108 (REI/VG)

5 2 2

Price: $1,510,000
Method: Private Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



12 Gairlock Ct DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,350,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 675 sqm approx

Agent Comments

REIV THE DIFFERENCE

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