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	11 Woodland Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,300,000 & $1,380,000

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	2 Ebon Ct DONCASTER 3108	$1,300,000	13/11/2025
2	24 Winston Dr DONCASTER 3108	$1,400,000	05/11/2025
3	74 High St DONCASTER 3108	$1,340,000	25/10/2025

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: 20/11/2025 11:20

11 Woodland Street, Doncaster Vic 3108

JellisCraig

Thi Nguyen
8841 4888
0423 027 036
thinguyen@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 860 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,380,000
Median House Price
September quarter 2025: $1,601,500

Comparable Properties



2 Ebon Ct DONCASTER 3108 (REI)

3 1 1

Price: $1,300,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments



24 Winston Dr DONCASTER 3108 (REI)

3 1 2

Price: $1,400,000
Method: Private Sale
Date: 05/11/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



74 High St DONCASTER 3108 (REI)

3 2 4

Price: $1,340,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 774 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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