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	15/9-13 Wetherby Road, Doncaster Vic 3108

Indicative selling price

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

Single price $679,000

Median sale price

Median price $720,000 Property Type Unit 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	2/15 Wetherby Rd DONCASTER 3108	$688,000	18/09/2025
2	5/5 Padgham Ct BOX HILL NORTH 3129	$650,000	13/08/2025
3	3/5 Padgham Ct BOX HILL NORTH 3129	$693,000	28/06/2025

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: 05/12/2025 16:42

15/9-13 Wetherby Road, Doncaster Vic 3108

JellisCraig

Khom Falla
0497 282 260



Property Type:
Agent Comments

Indicative Selling Price
$679,000
Median Unit Price
September quarter 2025: $720,000

Comparable Properties



2/15 Wetherby Rd DONCASTER 3108 (VG)

2 - -

Price: $688,000
Method: Sale
Date: 18/09/2025
Property Type: Strata Unit/Flat

Agent Comments



5/5 Padgham Ct BOX HILL NORTH 3129 (REI/VG)

2 1 1

Price: $650,000
Method: Private Sale
Date: 13/08/2025
Property Type: Unit

Agent Comments



3/5 Padgham Ct BOX HILL NORTH 3129 (REI/VG)

2 1 1

Price: $693,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit
Land Size: 101 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata .com.au

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