

# 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 45 Koolkuna Avenue, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 17/03/2025 to 16/03/2026 Source Property Data

### 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	38 Stanton St DONCASTER 3108	\$1,500,000	07/03/2026
2	50 Finlayson St DONCASTER 3108	\$1,460,000	28/02/2026
3	23 Eildon St DONCASTER 3108	\$1,500,000	11/12/2025

**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: 17/03/2026 19:24



5     2

**Rooms:** 2  
**Property Type:** House  
**Land Size:** 658 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,400,000 - \$1,500,000  
**Median House Price**  
 17/03/2025 - 16/03/2026: \$1,550,000

## Comparable Properties



**38 Stanton St DONCASTER 3108 (REI)**

Agent Comments

6   3   2

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 07/03/2026  
**Property Type:** House (Res)  
**Land Size:** 718 sqm approx



**50 Finlayson St DONCASTER 3108 (REI)**

Agent Comments

3   1   1

**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 762 sqm approx



**23 Eildon St DONCASTER 3108 (REI)**

Agent Comments

4   1   2

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 11/12/2025  
**Property Type:** House (Res)

Account - McGrath Box Hill | P: 03 9889 8800