

# 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 9 Aberdeen Drive, 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 \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,558,000 Property Type House Suburb Doncaster

Period - From 01/04/2025 to 31/03/2026 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	15a Arnold Gr DONCASTER 3108	\$1,720,000	14/03/2026
2	21 Pettys La DONCASTER 3108	\$1,860,000	01/03/2026
3	2 Katrina St DONCASTER 3108	\$1,788,000	29/10/2025

**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: 15/04/2026 14:39



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

Year ending March 2026: \$1,558,000

## Comparable Properties



**15a Arnold Gr DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,720,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 485 sqm approx



**21 Pettys La DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,860,000

**Method:** Private Sale

**Date:** 01/03/2026

**Property Type:** House (Res)



**2 Katrina St DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$1,788,000

**Method:** Private Sale

**Date:** 29/10/2025

**Property Type:** House

**Land Size:** 450 sqm approx