

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

23 Aberdeen Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

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	41 Silver Leaf Cirt DONCASTER 3108	\$2,002,000	02/04/2026
2	1 Goulburn PI DONCASTER 3108	\$1,900,000	03/03/2026
3	28 Vintage Av DONCASTER 3108	\$1,950,000	10/12/2025

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:

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Property Type: Land
Land Size: 381 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,900,000 - \$2,090,000
Median House Price
 Year ending March 2026: \$1,558,000

Comparable Properties



41 Silver Leaf Cirt DONCASTER 3108 (REI)

Agent Comments



Price: \$2,002,000
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 423 sqm approx



1 Goulburn PI DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 03/03/2026
Property Type: House (Res)
Land Size: 415 sqm approx



28 Vintage Av DONCASTER 3108 (VG)

Agent Comments



Price: \$1,950,000
Method: Sale
Date: 10/12/2025
Property Type: House (Res)
Land Size: 227 sqm approx

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188



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