

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

1b Anthony Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,100,000

Property Type Townhouse

Suburb Doncaster

Period - From 29/09/2024

to

28/09/2025

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	40 Hotham St TEMPLESTOWE LOWER 3107	\$1,089,000	02/08/2025
2	3/1 Hill Ct DONCASTER 3108	\$1,100,000	31/05/2025
3	2/1 Louise Ct DONCASTER 3108	\$1,101,000	24/05/2025

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:

29/09/2025 11:46

1b Anthony Avenue, Doncaster Vic 3108



3 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
29/09/2024 - 28/09/2025: \$1,100,000

Comparable Properties



40 Hotham St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 1

Price: \$1,089,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)
Land Size: 203 sqm approx



3/1 Hill Ct DONCASTER 3108 (REI/VG)

Agent Comments

3 3 2

Price: \$1,100,000
Method: Private Sale
Date: 31/05/2025
Property Type: Townhouse (Res)



2/1 Louise Ct DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,101,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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