

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

66 Wilsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2024

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	21 Winters Way DONCASTER 3108	\$1,705,000	04/10/2025
2	33 Aberdeen Dr DONCASTER 3108	\$1,808,000	31/07/2025
3	3 Larkspur Av DONCASTER 3108	\$1,790,000	10/06/2025

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:

13/10/2025 16:17

66 Wilsons Road, Doncaster Vic 3108



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending September 2025: \$1,500,000

Comparable Properties



21 Winters Way DONCASTER 3108 (REI)

Agent Comments



Price: \$1,705,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 735 sqm approx



33 Aberdeen Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,808,000
Method: Private Sale
Date: 31/07/2025
Property Type: House
Land Size: 428 sqm approx

3 Larkspur Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,790,000
Method: Private Sale
Date: 10/06/2025
Property Type: House
Land Size: 358 sqm approx

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



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