

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

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$1,556,500

Property Type

House

Suburb

Doncaster

Period - From

01/01/2025

to

31/12/2025

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	38 Clay Dr DONCASTER 3108	\$1,690,000	14/03/2026
2	38 Stanton St DONCASTER 3108	\$1,500,000	07/03/2026
3	1 Ivan St DONCASTER 3108	\$1,625,000	28/02/2026

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:

18/03/2026 15:02

66 Wilsons Road, Doncaster Vic 3108



5 3 2

Property Type: House
Land Size: 727 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending December 2025: \$1,556,500

Comparable Properties



38 Clay Dr DONCASTER 3108 (REI)

Agent Comments

5 2 2

Price: \$1,690,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 772 sqm approx



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



1 Ivan St DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,625,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 832 sqm approx

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



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