

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 4 Meadowbank Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,555,000 Property Type House Suburb Doncaster

Period - From 10/12/2024 to 09/12/2025 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	11 Baird St DONCASTER 3108	\$1,310,000	09/08/2025
2	4 Rye St BOX HILL NORTH 3129	\$1,346,888	02/08/2025
3	5 Hardidge Ct DONCASTER 3108	\$1,300,000	25/07/2025

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: 10/12/2025 15:40

4 Meadowbank Avenue, Doncaster Vic 3108



 3  1  3

Rooms: 6
Property Type: House
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
10/12/2024 - 09/12/2025: \$1,555,000

Comparable Properties

11 Baird St DONCASTER 3108 (VG)

Agent Comments

 4  -  -

Price: \$1,310,000
Method: Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 726 sqm approx



4 Rye St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,346,888
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 535 sqm approx



5 Hardidge Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,300,000
Method: Private Sale
Date: 25/07/2025
Property Type: House
Land Size: 767 sqm approx

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



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