

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 52 Winston Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,495,000 & \$1,520,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 19/05/2025 to 18/05/2026 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.

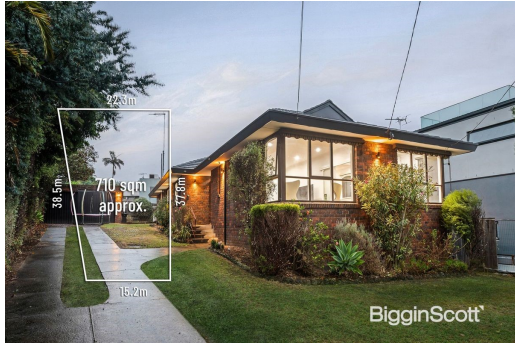
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 1 Maverick CI DONCASTER 3108 | \$1,500,000 | 21/02/2026 |
| 2 | 58 Church Rd DONCASTER 3108 | \$1,510,000 | 20/12/2025 |
| 3 | 32 Council St DONCASTER 3108 | \$1,530,000 | 29/11/2025 |

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: 19/05/2026 10:34

52 Winston Drive, Doncaster Vic 3108



 4  2  2

Property Type: House (Res)

Land Size: 710 sqm approx

Agent Comments

Indicative Selling Price

\$1,495,000 - \$1,520,000

Median House Price

19/05/2025 - 18/05/2026: \$1,550,000

Comparable Properties



1 Maverick CI DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,500,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 661 sqm approx



58 Church Rd DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,510,000

Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 654 sqm approx



32 Council St DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,530,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 658 sqm approx

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



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