

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

13 Winston Drive, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$2,500,000

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\$2,600,000

Median sale price

Median price

\$1,545,000

Property Type

House

Suburb

Doncaster (3108)

Period - From

15/06/2025

to

16/06/2026

Source

PropertyData

Comparable property sales

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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
2 AUBURN CRESCENT, DONCASTER VIC 3108	\$2,420,000	06/06/2026
5 AMINGA AVENUE, DONCASTER EAST VIC 3109	\$2,620,000	11/06/2026
3 LIBERE COURT, DONCASTER VIC 3108	\$2,600,000	16/05/2026

This Statement of Information was prepared on:

16/06/2026