

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

24 - 28 Sharon Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,250,000

&

\$1,300,000

Median sale price

Median price

\$1,563,000

Property Type

House

Suburb

Doncaster

Period - From

01/07/2025

to

30/06/2026

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	2 Keir Av DONCASTER EAST 3109	\$1,243,000	14/06/2026
2	14 Duckett St DONCASTER EAST 3109	\$1,304,000	13/06/2026
3	79 Blackburn Rd DONCASTER EAST 3109	\$1,268,000	22/05/2026

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:

06/07/2026 20:21

24 - 28 Sharon Street, Doncaster Vic 3108



Property Type: House (Previously Occupied - Detached)

Land Size: 1323 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

Year ending June 2026: \$1,563,000

Comparable Properties



2 Keir Av DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,243,000

Method: Sold After Auction

Date: 14/06/2026

Property Type: House (Res)



14 Duckett St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,304,000

Method: Auction Sale

Date: 13/06/2026

Rooms: 6

Property Type: House (Res)

Land Size: 725 sqm approx



79 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,268,000

Method: Private Sale

Date: 22/05/2026

Property Type: House

Land Size: 741 sqm approx

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



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