

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 \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,558,000 Property Type House Suburb Doncaster

Period - From 01/04/2025 to 31/03/2026 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	12 Whalley Ct DONCASTER EAST 3109	\$1,440,000	02/05/2026
2	28 Rubicon Cr DONCASTER 3108	\$1,460,000	27/03/2026
3	21 Worthing Av DONCASTER EAST 3109	\$1,355,000	14/03/2026

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:

17/06/2026 12:53

24-28 Sharon Street, Doncaster Vic 3108



Property Type: House (Previously Occupied - Detached)

Land Size: 1323 sqm approx

Agent Comments

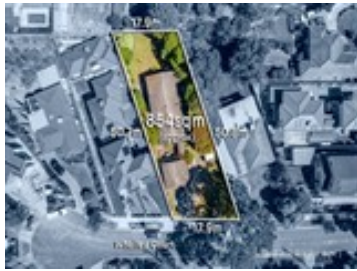
Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending March 2026: \$1,558,000

Comparable Properties



12 Whalley Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,440,000

Method: Auction Sale

Date: 02/05/2026

Rooms: 5

Property Type: House (Res)

Land Size: 854 sqm approx



28 Rubicon Cr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,460,000

Method: Private Sale

Date: 27/03/2026

Property Type: House (Res)

Land Size: 974 sqm approx



21 Worthing Av DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,355,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 843 sqm approx

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



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