

# 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 1/22 Bayley Grove, Doncaster, VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$890,000

&

\$960,000

### Median sale price

Median price

\$1,548,000

Property Type

House

Suburb

Doncaster (3108)

Period - From

01/04/2025

to

30/06/2025

Source

REIV

### Comparable property sales

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 |
|------------------------------------------|-----------|--------------|
| 2/333 GEORGE STREET, DONCASTER VIC 3108  | \$900,000 | 05/07/2025   |
| 2/17 HIGH STREET, DONCASTER VIC 3108     | \$990,000 | 21/06/2025   |
| 2/736 DONCASTER ROAD, DONCASTER VIC 3108 | \$961,000 | 28/05/2025   |

This Statement of Information was prepared on: 28/07/2025