

# 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

2 Katrina Street, Doncaster Vic 3108

### Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

### Median sale price

Median price \$1,470,000 Property Type House Suburb Doncaster

Period - From 01/07/2024 to 30/06/2025 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 | 10 Sewell St MONT ALBERT NORTH 3129 | \$2,550,000 | 11/07/2025   |
| 2 | 27 Olympiad Cr BOX HILL NORTH 3129  | \$2,700,000 | 22/05/2025   |
| 3 | 12 Adeney St BALWYN NORTH 3104      | \$2,725,000 | 28/04/2025   |

**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:

16/07/2025 15:45

2 Katrina Street, Doncaster Vic 3108



 5  5  2

**Property Type:** House  
**Land Size:** 505 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,600,000 - \$2,800,000  
**Median House Price**  
Year ending June 2025: \$1,470,000

## Comparable Properties



**10 Sewell St MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$2,550,000  
**Method:** Private Sale  
**Date:** 11/07/2025  
**Property Type:** House  
**Land Size:** 654 sqm approx



**27 Olympiad Cr BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 5  3  4

**Price:** \$2,700,000  
**Method:** Private Sale  
**Date:** 22/05/2025  
**Property Type:** House  
**Land Size:** 627 sqm approx



**12 Adeney St BALWYN NORTH 3104 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$2,725,000  
**Method:** Sold Before Auction  
**Date:** 28/04/2025  
**Property Type:** House (Res)

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



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