

## 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 Rubicon Crescent, Doncaster
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$1,298,000
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### Median sale price

Median price

\$1,500,000
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Property type

House
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Suburb

Doncaster
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Period - From

Jan 2025
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to

March 2025
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Source

REIV
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### Comparable property sales

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. 56 Church Road, Doncaster	\$ 1,365,000	25/10/2025
2. 754 Elgar Road, Doncaster	\$ 1,250,000	29/10/2025
3. 5 Graeme Close, Doncaster	\$ 1,288,000	18/04/2026

This Statement of Information was prepared on:

15/05/2026
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## Comparable properties



**\$ 1,365,000**

56 Church Road, Doncaster, Victoria

DATE: 25/10/2025

PROPERTY TYPE: HOUSE

 3  1

 1  654sqm



**\$ 1,250,000**

754 Elgar Road, Doncaster, Victoria

DATE: 29/10/2025

PROPERTY TYPE: HOUSE

 3  1

 2  737 sqm



**\$ 1,288,000**

5 Graeme Close, Doncaster, Victoria

DATE: 18/04/2026

PROPERTY TYPE: HOUSE

 

  597 sqm ×

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## The Smartre™ Sale

A smarter and safer way to sell your property  
without any upfront costs.

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