

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

11 Kalimna Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 01/01/2026

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	28 Rubicon Cr DONCASTER 3108	\$1,460,000	27/03/2026
2	34 Boyd St DONCASTER 3108	\$1,370,000	22/12/2025
3	51 Roseland Gr DONCASTER 3108	\$1,300,000	04/12/2025

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:

28/04/2026 13:57



4 3 2

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



28 Rubicon Cr DONCASTER 3108 (REI)

Agent Comments

5 2 2

Price: \$1,460,000

Method: Private Sale

Date: 27/03/2026

Property Type: House (Res)

Land Size: 974 sqm approx



34 Boyd St DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,370,000

Method: Private Sale

Date: 22/12/2025

Property Type: House

Land Size: 654 sqm approx



51 Roseland Gr DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: House (Res)

Land Size: 654 sqm approx