

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

13 Dion Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

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	10 Rooney St TEMPLESTOWE LOWER 3107	\$1,680,000	12/03/2026
2			
3			

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.~~

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

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



 4  2  6

Property Type: House
Land Size: 728 sqm approx
Agent Comments

Comparable Properties



10 Rooney St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,680,000
Method: Sold Before Auction
Date: 12/03/2026
Property Type: House
Land Size: 847 sqm approx

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.