

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 Margot Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

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	37 Margot Av DONCASTER 3108	\$1,800,000	17/02/2026
2	54 Margot Av DONCASTER 3108	\$1,560,000	20/12/2025
3	64 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,650,000	11/12/2025

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:

19/05/2026 15:52



5 2 2

Property Type: House

Land Size: 663 sqm approx

Agent Comments

Comparable Properties



37 Margot Av DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,800,000

Method: Sold Before Auction

Date: 17/02/2026

Property Type: House (Res)

Land Size: 668 sqm approx



54 Margot Av DONCASTER 3108 (REI/VG)

Agent Comments

5 3 2

Price: \$1,560,000

Method: Private Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 657 sqm approx



64 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,650,000

Method: Private Sale

Date: 11/12/2025

Property Type: House (Res)