

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

17 Koolkuna Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,560,000

Property Type House

Suburb Doncaster

Period - From 01/10/2025

to 31/12/2025

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	50 Finlayson St DONCASTER 3108	\$1,460,000	28/02/2026
2	35 Corella St DONCASTER 3108	\$1,385,000	28/11/2025
3	8 Winston Dr DONCASTER 3108	\$1,388,000	20/09/2025

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:

10/03/2026 16:49

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4 2 2

Property Type: House
Land Size: 759 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2025: \$1,560,000

Comparable Properties



50 Finlayson St DONCASTER 3108 (REI)

Agent Comments

3 1 1

Price: \$1,460,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 762 sqm approx



35 Corella St DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,385,000
Method: Sold Before Auction
Date: 28/11/2025
Property Type: House (Res)
Land Size: 654 sqm approx



8 Winston Dr DONCASTER 3108 (REI/VG)

Agent Comments

4 3 1

Price: \$1,388,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Account - Jellis Craig | P: 03 8841 4888