

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

1A Toni Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,050,000 Property Type Townhouse Suburb Doncaster

Period - From 28/07/2025 to 27/07/2026 Source Property Data

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	1/2 Curlew Ct DONCASTER 3108	\$830,000	30/06/2026
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.~~

This Statement of Information was prepared on: 28/07/2026 13:48

1A Toni Street, Doncaster Vic 3108

JellisCraig

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Indicative Selling Price

\$850,000 - \$900,000

Median Townhouse Price

28/07/2025 - 27/07/2026: \$1,050,000



2 2 1

Property Type: Townhouse

Land Size: 168 sqm approx

Agent Comments

Additional off street parking

Comparable Properties



1/2 Curlew Ct DONCASTER 3108 (REI)

2 2 1

Price: \$830,000

Method: Private Sale

Date: 30/06/2026

Property Type: Townhouse (Single)

Agent Comments

This one is two bedroom plus study on three levels, smaller land allotment of 95m2 and similar location only 500m away. Toni Street is superior with traditional two storey, own driveway and part of a development of three vs 11.

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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