

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

2 Stallion Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster

Period - From 27/03/2025

to

26/03/2026

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	15a Arnold Gr DONCASTER 3108	\$1,720,000	14/03/2026
2	34 Members Dr DONCASTER 3108	\$1,630,000	23/02/2026
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:

27/03/2026 15:39

2 Stallion Avenue, Doncaster Vic 3108



 4  2 

Property Type: House (Res)
Land Size: 342 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
27/03/2025 - 26/03/2026: \$1,550,000

Comparable Properties



15a Arnold Gr DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,720,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 485 sqm approx



34 Members Dr DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,630,000
Method: Private Sale
Date: 23/02/2026
Property Type: Townhouse (Single)
Land Size: 218 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.

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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