

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

22a Ayr Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,050,000

&

\$2,255,000

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	7 Fir St BULLEEN 3105	\$2,060,000	14/03/2026
2	33 Members Dr DONCASTER 3108	\$2,150,000	21/02/2026
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:

14/05/2026 15:15



Property Type:
Agent Comments

Indicative Selling Price
\$2,050,000 - \$2,255,000
Median House Price
Year ending March 2026: \$1,558,000

Comparable Properties



7 Fir St BULLEEN 3105 (REI) Agent Comments

4 3 2

Price: \$2,060,000
Method: Private Sale
Date: 14/03/2026
Property Type: House (Res)



33 Members Dr DONCASTER 3108 (REI/VG) Agent Comments

4 4 2

Price: \$2,150,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 374 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.