

# 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

23A Buckingham Crescent, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,260,000

&

\$1,320,000

### Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 01/01/2025

to 31/03/2025

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	1/27 Tullamore Av DONCASTER 3108	\$1,280,000	01/03/2025
2	2/142 Ayr St DONCASTER 3108	\$1,335,000	25/01/2025
3	23b Buckingham Cr DONCASTER 3108	\$1,350,000	24/12/2024

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:

29/05/2025 16:53

23A Buckingham Crescent, Doncaster Vic 3108

**Jellis  
Craig**

Tony Tuccitto

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**Indicative Selling Price**

\$1,260,000 - \$1,320,000

**Median House Price**

March quarter 2025: \$1,500,000



 3    2    1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1/27 Tullamore Av DONCASTER 3108 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** Townhouse (Res)

**Land Size:** 328 sqm approx



**2/142 Ayr St DONCASTER 3108 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$1,335,000

**Method:** Private Sale

**Date:** 25/01/2025

**Property Type:** Townhouse (Res)



**23b Buckingham Cr DONCASTER 3108 (REI/VG)**

Agent Comments

 3    2    1

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 24/12/2024

**Property Type:** Townhouse (Res)

**Land Size:** 258 sqm approx

**Account - Jellis Craig** | P: 03 8841 4888



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