

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

15/10/2026

Property offered for sale

Address
Including suburb and postcode

35 Timber Ridge, Doncaster Vic 3108

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	7	5	N/A	435

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price \$2,600,000

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price \$1,375,000

Property type House

Suburb Doncaster

Period: from 01/07/2026

to 30/09/2026

Source REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	14 Balfour St DONCASTER 3108				
Sale price	\$2,720,000	Date of sale	22/07/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	3	2	N/A	N/A

Comparable property 2

Address	16 Village Av DONCASTER 3108				
Sale price	\$2,508,000	Date of sale	11/07/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	5	2	N/A	728

Comparable property 3

Address	23 Feathertop Av TEMPLESTOWE LOWER 3107				
Sale price	\$2,800,000	Date of sale	19/06/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	5	2	N/A	726

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price \$2,600,000 Unconditional sale date 30/10/2026

This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=41c08bae941051d3cf4068ef6faef814>

35 Timber Ridge, Doncaster Vic 3108



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

isaac@billschlink.com.au

Indicative Selling Price

\$2,600,000

Median House Price

September quarter 2026: \$1,375,000

5 7 5

Property Type: House (Res)

Land Size: 435 sqm approx

Agent Comments

Comparable Properties



14 Balfour St DONCASTER 3108 (REI)

Agent Comments

5 3 2

Price: \$2,720,000

Method: Private Sale

Date: 22/07/2026

Property Type: House



16 Village Av DONCASTER 3108 (REI)

Agent Comments

5 5 2

Price: \$2,508,000

Method: Private Sale

Date: 11/07/2026

Property Type: House

Land Size: 728 sqm approx



23 Feathertop Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 5 2

Price: \$2,800,000

Method: Sold Before Auction

Date: 19/06/2026

Property Type: House (Res)

Land Size: 726 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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