

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

4/27 Acheron Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,076,000

Property Type Townhouse

Suburb Doncaster

Period - From 08/01/2025

to

07/01/2026

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	2/17 Outhwaite Av DONCASTER 3108	\$1,061,888	07/11/2025
2	7/60 Sweyn St BALWYN NORTH 3104	\$1,110,000	16/08/2025
3	3/26 Kelly St DONCASTER 3108	\$1,150,000	22/07/2025

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:

08/01/2026 12:50



4
 2
 2

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 308 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

08/01/2025 - 07/01/2026: \$1,076,000

Comparable Properties



2/17 Outhwaite Av DONCASTER 3108 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,061,888

Method: Private Sale

Date: 07/11/2025

Property Type: Townhouse (Res)

Land Size: 179 sqm approx



7/60 Sweyn St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,110,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Townhouse (Res)



3/26 Kelly St DONCASTER 3108 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,150,000

Method: Private Sale

Date: 22/07/2025

Property Type: Townhouse (Single)

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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