

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

52 Winston Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,546,000

Property Type House

Suburb Doncaster

Period - From 26/02/2025

to

25/02/2026

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	1 Maverick CI DONCASTER 3108	\$1,500,000	21/02/2026
2	4 Sharon St DONCASTER 3108	\$1,470,000	21/02/2026
3	23 Eildon St DONCASTER 3108	\$1,500,000	11/12/2025

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:

26/02/2026 14:52

52 Winston Drive, Doncaster Vic 3108



4 2 2

Property Type: House (Res)
Land Size: 712 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
26/02/2025 - 25/02/2026: \$1,546,000

Comparable Properties



1 Maverick CI DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,500,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)



4 Sharon St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,470,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)



23 Eildon St DONCASTER 3108 (REI)

Agent Comments

4 1 2

Price: \$1,500,000
Method: Private Sale
Date: 11/12/2025
Property Type: House (Res)

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



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