

# 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

63 Timber Ridge, Doncaster Vic 3108

### Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,563,000

Property Type House

Suburb Doncaster

Period - From 01/07/2025

to

30/06/2026

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 | 69 Timber Ridg DONCASTER 3108     | \$1,330,000 | 21/07/2026   |
| 2 | 43 Fyfe Dr TEMPLESTOWE LOWER 3107 | \$1,255,500 | 09/05/2026   |
| 3 | 59 Furneaux Gr BULLEEN 3105       | \$1,311,000 | 28/03/2026   |

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:

05/08/2026 14:45



4   
 2   
 2

**Property Type:** House (Res)

**Land Size:** 636 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

Year ending June 2026: \$1,563,000

## Comparable Properties



**69 Timber Ridg DONCASTER 3108 (REI)**

3   
 2   
 3

**Price:** \$1,330,000

**Method:** Private Sale

**Date:** 21/07/2026

**Property Type:** House (Res)

**Agent Comments**

Land size 653m



**43 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI/VG)**

5   
 3   
 3

**Price:** \$1,255,500

**Method:** Auction Sale

**Date:** 09/05/2026

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

**Agent Comments**



**59 Furneaux Gr BULLEEN 3105 (REI/VG)**

3   
 2   
 3

**Price:** \$1,311,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

**Agent Comments**