

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

7 Greenwood Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,575,000

Property Type

House

Suburb

Doncaster

Period - From

01/04/2026

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	20 Michael St TEMPLESTOWE LOWER 3107	\$1,162,500	05/09/2026
2	18 Winters Way DONCASTER 3108	\$1,052,500	19/08/2026
3	64 Wilsons Rd DONCASTER 3108	\$1,205,000	08/07/2026

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:

28/09/2026 13:25

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Property Type: House
Land Size: 778 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2026: \$1,575,000

Comparable Properties



20 Michael St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,162,500
Method: Auction Sale
Date: 05/09/2026
Property Type: House (Res)
Land Size: 653 sqm approx



18 Winters Way DONCASTER 3108 (REI)

Agent Comments



Price: \$1,052,500
Method: Private Sale
Date: 19/08/2026
Property Type: House
Land Size: 739 sqm approx



64 Wilsons Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$1,205,000
Method: Private Sale
Date: 08/07/2026
Property Type: House (Res)
Land Size: 727 sqm approx