

# 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 Old Orchard Way, 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 \$3,300,000 & \$3,600,000

### Median sale price

Median price \$1,558,000 Property Type House Suburb Doncaster

Period - From 01/04/2025 to 31/03/2026 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	63 Dehnert St DONCASTER EAST 3109	\$3,200,000	25/02/2026
2	10 Nathan St DONCASTER 3108	\$3,500,000	04/02/2026
3			

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:

27/05/2026 15:57

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5 4 2

**Property Type:** House  
**Land Size:** 652 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,300,000 - \$3,600,000  
**Median House Price**  
Year ending March 2026: \$1,558,000

## Comparable Properties



63 Dehnert St DONCASTER EAST 3109 (REI)

Agent Comments

5 5 2

**Price:** \$3,200,000  
**Method:** Private Sale  
**Date:** 25/02/2026  
**Property Type:** House  
**Land Size:** 660 sqm approx



10 Nathan St DONCASTER 3108 (REI)

Agent Comments

5 5 2

**Price:** \$3,500,000  
**Method:** Private Sale  
**Date:** 04/02/2026  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888



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