

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

11 Roseville Avenue, Doncaster, Vic 3108

Indicative selling price

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

range between

\$1,900,000

&

\$2,000,000

Median sale price

Median price

\$1,500,000

Property type

House

Suburb

Doncaster

Period - From

01/11/2024

to

31/10/2025

Source



PropTrack

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
21 Winston Drive, Doncaster, VIC 3108	\$2,050,000	07/11/2025
344 George Street, Doncaster, VIC 3108	\$1,855,000	31/05/2025
10 Prunella Close, Doncaster, VIC 3108	\$1,770,000	13/09/2025

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: 26/11/2025

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

13 Roseville Avenue, Doncaster, Vic 3108

Indicative selling price

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

range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$1,500,000

Property type

House

Suburb

Doncaster

Period - From

01/11/2024

to

31/10/2025

Source



PropTrack

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
21 Winbrook Court, Doncaster, VIC 3108	\$1,880,000	11/09/2025
284 George Street, Doncaster, VIC 3108	\$1,680,000	03/09/2025
11 The Boulevarde, Doncaster, VIC 3108	\$1,951,680	23/09/2025

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: 26/11/2025