

# 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

43 Koolkuna Avenue, 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

\$1,700,000

&

\$1,870,000

### Median sale price

Median price

\$1,543,000

Property type

House

Suburb

Doncaster

Period - From

01/01/2025

to

31/12/2025

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
15 Harcourt Street, Doncaster, VIC 3108	\$1,766,500	06/12/2025
3 Vine Court, Doncaster, VIC 3108	\$1,720,000	06/12/2025
21 Winters Way, Doncaster, VIC 3108	\$1,705,000	04/10/2025

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:

12/01/2026