

# 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

1/12 Ascot Street, Doncaster East Vic 3109

### Indicative selling price

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

Single price

\$1,480,000

### Median sale price

Median price

\$933,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/07/2024

to

30/06/2025

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 | 39a Ross St DONCASTER EAST 3109    | \$1,430,000 | 23/08/2025   |
| 2 | 1/7 Tolstoy Ct DONCASTER EAST 3109 | \$1,430,000 | 23/08/2025   |
| 3 | 3/12 Ascot St DONCASTER EAST 3109  | \$1,488,000 | 02/06/2025   |

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:

15/09/2025 16:39

1/12 Ascot Street, Doncaster East Vic 3109



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,480,000  
Median Unit Price  
Year ending June 2025: \$933,000

## Comparable Properties



39a Ross St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,430,000  
Method: Auction Sale  
Date: 23/08/2025  
Property Type: House (Res)  
Land Size: 339 sqm approx



1/7 Tolstoy Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,430,000  
Method: Auction Sale  
Date: 23/08/2025  
Property Type: Townhouse (Res)  
Land Size: 326 sqm approx



3/12 Ascot St DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,488,000  
Method: Sale  
Date: 02/06/2025  
Property Type: Strata Unit/Flat

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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