Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	1/736 Doncaster Road, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$1,086,500	Pro	perty Type To	wnhouse		Suburb	Doncaster
Period - From	06/05/2024	to	05/05/2025	So	ource	Property	/ Data

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

	areas or comparable property	1 1100	Date of Sale
1	6/911 Doncaster Rd DONCASTER EAST 3109	\$700,000	06/02/2025
2	16 Harvest Ct DONCASTER 3108	\$788,000	24/01/2025
3	3/6 Hill Ct DONCASTER 3108	\$810,000	22/11/2024

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:	06/05/2025 16:10



Date of sale







Property Type: Townhouse **Land Size:** 797 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$770,000 Median Townhouse Price 06/05/2024 - 05/05/2025: \$1,086,500

Comparable Properties



6/911 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

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1

Agent Comments

Price: \$700,000 **Method:** Private Sale **Date:** 06/02/2025

Property Type: Townhouse (Single)



16 Harvest Ct DONCASTER 3108 (REI/VG)

3



J 3



2

Agent Comments

Agent Comments

Price: \$788,000 **Method:** Private Sale **Date:** 24/01/2025

Property Type: Townhouse (Res)



3/6 Hill Ct DONCASTER 3108 (REI/VG)

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2



2

Price: \$810,000 **Method:** Private Sale **Date:** 22/11/2024

Property Type: Townhouse (Res) **Land Size:** 224 sqm approx

Account - VICPROP | P: 03 8888 1011





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