

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

1/736 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$1,086,500

Property Type

Townhouse

Suburb

Doncaster

Period - From

06/05/2024

to

05/05/2025

Source

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	Price	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



2
 2
 2

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)

Agent Comments

2
 2
 1

Price: \$700,000

Method: Private Sale

Date: 06/02/2025

Property Type: Townhouse (Single)



16 Harvest Ct DONCASTER 3108 (REI/VG)

Agent Comments

3
 3
 2

Price: \$788,000

Method: Private Sale

Date: 24/01/2025

Property Type: Townhouse (Res)



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

Agent Comments

3
 2
 2

Price: \$810,000

Method: Private Sale

Date: 22/11/2024

Property Type: Townhouse (Res)

Land Size: 224 sqm approx

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