

# 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

1/763 Doncaster Road, 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 \$900,000

&

\$990,000

### Median sale price

Median price \$1,045,000

Property Type Townhouse

Suburb Doncaster

Period - From 18/08/2025

to

17/08/2026

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 | 4/35 Ross St DONCASTER EAST 3109 | \$910,000 | 15/08/2026   |
| 2 | 3/22 Tram Rd DONCASTER 3108      | \$950,000 | 11/05/2026   |
| 3 | 2/2 Hill Ct DONCASTER 3108       | \$950,000 | 01/03/2026   |

**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:

18/08/2026 14:22



 3    2    2

**Property Type:** Townhouse (Res)

**Agent Comments**

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

18/08/2025 - 17/08/2026: \$1,045,000

## Comparable Properties



**4/35 Ross St DONCASTER EAST 3109 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$910,000

**Method:** Auction Sale

**Date:** 15/08/2026

**Property Type:** Townhouse (Res)



**3/22 Tram Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**

 4    3    2

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 11/05/2026

**Property Type:** Townhouse (Single)

**Land Size:** 210 sqm approx



**2/2 Hill Ct DONCASTER 3108 (REI/VG)**

**Agent Comments**

 3    3    2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 01/03/2026

**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9874 3355