

# 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	109/19 Frederick Street, Doncaster, VIC 3108
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### Indicative selling price

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

Single Price	\$555,000
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### Median sale price

Median price	\$615,000	Property Type	Apartment	Suburb	Doncaster (3108)
Period - From	01/10/2024	to	30/09/2025	Source	pricefinder

### Comparable property sales

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
21/800 ELGAR ROAD, DONCASTER VIC 3108	\$525,000	06/09/2025
510/5 ELGAR COURT, DONCASTER VIC 3108	\$550,000	07/11/2025
204/600 DONCASTER ROAD, DONCASTER VIC 3108	\$550,000	29/11/2025

This Statement of Information was prepared on: 15/12/2025