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	109/19 Frederick Street, Doncaster, VIC 3108
postcode	

Indicative selling price

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

Price Range	\$480,000	&	\$528,000
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Median sale price

Median price	\$607,500		Property Typ	e Hous	е	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
409/91-93 TRAM ROAD, DONCASTER VIC 3108	\$510,000	01/09/2025
7/75-77 TRAM ROAD, DONCASTER VIC 3108	\$525,000	12/07/2025
21/800 ELGAR ROAD, DONCASTER VIC 3108	\$525,000	06/09/2025

This Statement of Information was prepared on:	17/11/2025
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