

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

1B Toni Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$870,000 & \$900,000

Median sale price

Median price \$1,093,000 Property Type Townhouse Suburb Doncaster

Period - From 14/10/2024 to 13/10/2025 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	2/18 Monaco St DONCASTER 3108	\$848,000	11/08/2025
2	6/14 Frederick St DONCASTER 3108	\$875,000	02/07/2025
3	1/736 Doncaster Rd DONCASTER 3108	\$769,999	30/05/2025

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:

14/10/2025 12:38

Stiven Mrkela
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Indicative Selling Price

\$870,000 - \$900,000

Median Townhouse Price

14/10/2024 - 13/10/2025: \$1,093,000



2 2 1

Property Type: Townhouse

Land Size: 171 sqm approx

Agent Comments

Additional off street parking

Comparable Properties



2/18 Monaco St DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$848,000

Method: Private Sale

Date: 11/08/2025

Property Type: Townhouse (Single)



6/14 Frederick St DONCASTER 3108 (REI/VG)

Agent Comments

2 2 2

Price: \$875,000

Method: Private Sale

Date: 02/07/2025

Property Type: Townhouse (Res)



1/736 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$769,999

Method: Sold Before Auction

Date: 30/05/2025

Property Type: Townhouse (Res)

Land Size: 797 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996