Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1B Toni Street, Doncaster Vic 3108

Indicative selling price

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

Median sale price

Median price	\$1,093,000	Pro	perty Type To	ownhouse		Suburb	Doncaster
Period - From	14/10/2024	to	13/10/2025	So	ource	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

Add	dress 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 comparableproperties 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



JellisCraig

Stiven Mrkela (03) 9499 7992 0410 635 201 stivenmrkela@jelliscraig.com.au

Indicative Selling Price \$870,000 - \$900,000 **Median Townhouse Price** 14/10/2024 - 13/10/2025: \$1,093,000



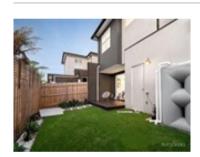


Property Type: Townhouse Land Size: 171 sqm approx

Agent Comments

Additional off street parking

Comparable Properties



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

Price: \$848,000 Method: Private Sale Date: 11/08/2025

Property Type: Townhouse (Single)

Agent Comments



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

2



Agent Comments

Price: \$875,000 Method: Private Sale Date: 02/07/2025

Property Type: Townhouse (Res)



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

Price: \$769,999

Method: Sold Before Auction

Date: 30/05/2025

Property Type: Townhouse (Res) Land Size: 797 sqm approx

Agent Comments

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





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