

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

2/15-17 Roger Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$895,000 & \$980,000

Median sale price

Median price \$933,000 Property Type Unit Suburb Doncaster East

Period - From 01/04/2024 to 31/03/2025 Source REIV

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	7/19-21 Mitcham Rd DONVALE 3111	\$930,000	08/04/2025
2	1/25 Franklin Rd DONCASTER EAST 3109	\$950,000	21/03/2025
3	2/1 Harry St DONCASTER EAST 3109	\$970,000	11/12/2024

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:

08/05/2025 10:20

2/15-17 Roger Street, Doncaster East Vic 3109



 3  1  2

Property Type: Unit
Land Size: 253 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$980,000
Median Unit Price
Year ending March 2025: \$933,000

Comparable Properties



7/19-21 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 3  1  1

Price: \$930,000
Method: Private Sale
Date: 08/04/2025
Property Type: Unit
Land Size: 203 sqm approx



1/25 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  1

Price: \$950,000
Method: Sold Before Auction
Date: 21/03/2025
Property Type: Unit
Land Size: 243 sqm approx



2/1 Harry St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  2

Price: \$970,000
Method: Private Sale
Date: 11/12/2024
Property Type: Unit

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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