

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

2/30 FROMHOLD DRIVE DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

9/65 TURANA STREET DONCASTER VIC 3108	\$915,000	11-Jun-25
46 HARVEST COURT DONCASTER VIC 3108	\$870,000	14-May-25
1/30-32 LARKSPUR AVENUE DONCASTER VIC 3108	\$875,000	21-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 11 August 2025



9/65 TURANA STREET DONCASTER VIC 3108

3 2 2

Sold Price

\$915,000

Sold Date

11-Jun-25

Distance

1.01km



46 HARVEST COURT DONCASTER VIC 3108

3 2 2

Sold Price

\$870,000

Sold Date

14-May-25

Distance

1.54km



1/30-32 LARKSPUR AVENUE DONCASTER VIC 3108

3 2 2

Sold Price

\$875,000

Sold Date

21-Mar-25

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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