

# 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

2/314 George Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$820,000

### Median sale price

Median price \$1,080,000 Property Type Townhouse Suburb Doncaster

Period - From 12/12/2024 to 11/12/2025 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	5/745 Elgar Rd DONCASTER 3108	\$715,000	24/10/2025
2	4/729 Elgar Rd DONCASTER 3108	\$700,000	10/10/2025
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: 12/12/2025 15:31



2 2 1

Property Type: Townhouse

Land Size: 114 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median Townhouse Price

12/12/2024 - 11/12/2025: \$1,080,000

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.

## Comparable Properties



5/745 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$715,000

Method: Private Sale

Date: 24/10/2025

Property Type: Townhouse (Single)

4/729 Elgar Rd DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$700,000

Method: Sale

Date: 10/10/2025

Property Type: Flat/Unit/Apartment (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

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