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	2/314 George Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000 & \$820,000	Range between	\$750,000	&	\$820,000
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Median sale price

Median price	\$1,080,000	Pro	perty Type T	ownhouse		Suburb	Doncaster
Period - From	12/12/2024	to	11/12/2025	S	Source Property Data		/ 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

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.



Date of sale







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)

Price: \$715,000 Method: Private Sale Date: 24/10/2025

Property Type: Townhouse (Single)

Agent Comments

4/729 Elgar Rd DONCASTER 3108 (VG)





Agent Comments

Agent Comments

Price: \$700,000 Method: Sale Date: 10/10/2025

Property Type: Flat/Unit/Apartment (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

Account - Barry Plant | P: 03 9842 8888





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