

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

204/37 Churchill Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$830,000 & \$890,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Doncaster East

Period - From 20/10/2024 to 19/10/2025 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	106/1 Mitcham Rd DONVALE 3111	\$848,300	02/08/2025
2			
3			

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: 20/10/2025 14:24

204/37 Churchill Street, Doncaster East Vic 3109



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Property Type: Strata Unit/Flat
Land Size: 119 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$890,000
Median Unit Price
20/10/2024 - 19/10/2025: \$650,000

Comparable Properties



106/1 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

2 2 2

Price: \$848,300
Method: Private Sale
Date: 02/08/2025
Property Type: Apartment

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.

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