

# 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 3/28 Roger Street, Doncaster East, VIC 3109

### Indicative selling price

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

Price Range

\$800,000

&

\$880,000

### Median sale price

Median price

\$892,500

Property Type

Unit

Suburb

Doncaster East (3109)

Period - From

04/07/2024

to

03/07/2025

Source

Property Data

### Comparable property sales

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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
59 SURREY ROAD, BLACKBURN NORTH VIC 3130	\$818,000	17/03/2025
2/10 RICHARD STREET, DONCASTER EAST VIC 3109	\$840,000	15/02/2025
1/5 BLANCHE COURT, DONCASTER EAST VIC 3109	\$845,000	01/02/2025

This Statement of Information was prepared on: 06/07/2025