

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

3/8 Ruda Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,076,000 Property Type Townhouse Suburb Doncaster

Period - From 19/12/2024 to 18/12/2025 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	3/21 Westfield Dr DONCASTER 3108	\$1,185,000	03/12/2025
2	5/1 Joyce Ct DONCASTER 3108	\$1,437,000	08/11/2025
3	2/17 Outhwaite Av DONCASTER 3108	\$1,061,888	07/11/2025

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:

19/12/2025 21:41



Property Type: Townhouse
Land Size: 247 sqm approx

Agent Comments

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

19/12/2024 - 18/12/2025: \$1,076,000

Comparable Properties



3/21 Westfield Dr DONCASTER 3108 (REI)



Price: \$1,185,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)

Agent Comments



5/1 Joyce Ct DONCASTER 3108 (REI)



Price: \$1,437,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)
Land Size: 283 sqm approx

Agent Comments



2/17 Outhwaite Av DONCASTER 3108 (REI)



Price: \$1,061,888
Method: Private Sale
Date: 07/11/2025
Property Type: Townhouse (Res)
Land Size: 179 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888