

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

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

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

Median Townhouse Price

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



 4  2  2

Property Type: Townhouse

Land Size: 247 sqm approx

Agent Comments

Comparable Properties



3/21 Westfield Dr DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,185,000

Method: Sold Before Auction

Date: 03/12/2025

Property Type: House (Res)



5/1 Joyce Ct DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,437,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)

Land Size: 283 sqm approx



2/17 Outhwaite Av DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,061,888

Method: Private Sale

Date: 07/11/2025

Property Type: Townhouse (Res)

Land Size: 179 sqm approx

Account - Barry Plant | P: 03 9842 8888