

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

3a Parkview Place, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$1,050,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

28/07/2025

to

27/07/2026

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	5 Toronto Av DONCASTER 3108	\$1,795,000	30/05/2026
2	9 Aberdeen Dr DONCASTER 3108	\$2,000,000	10/05/2026
3	36a Outlook Dr DONCASTER 3108	\$2,010,000	24/04/2026

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:

28/07/2026 14:21

3a Parkview Place, Doncaster Vic 3108



5 3 2

Property Type: Townhouse
(Single)
Land Size: 383 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median Townhouse Price
28/07/2025 - 27/07/2026: \$1,050,000

Comparable Properties



5 Toronto Av DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,795,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)



9 Aberdeen Dr DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$2,000,000
Method: Auction Sale
Date: 10/05/2026
Property Type: House (Res)
Land Size: 262 sqm approx

36a Outlook Dr DONCASTER 3108 (VG)

Agent Comments

4 - -

Price: \$2,010,000
Method: Sale
Date: 24/04/2026
Property Type: House (Res)
Land Size: 365 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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