

# 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

4/1 Bowen Road, 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)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,203,000

Property Type Townhouse

Suburb Doncaster East

Period - From 02/12/2024

to

01/12/2025

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	2/23 Thea Gr DONCASTER EAST 3109	\$1,240,000	04/10/2025
2	2/22 Amdura Rd DONCASTER EAST 3109	\$1,255,000	13/09/2025
3	1/2 Boronia Gr DONCASTER EAST 3109	\$1,340,000	06/09/2025

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:

02/12/2025 12:45



4 3 2

Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$1,250,000 - \$1,350,000  
Median Townhouse Price  
02/12/2024 - 01/12/2025: \$1,203,000

Comparable Properties



2/23 Thea Gr DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,240,000  
Method: Auction Sale  
Date: 04/10/2025  
Property Type: Townhouse (Res)



2/22 Amdura Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,255,000  
Method: Auction Sale  
Date: 13/09/2025  
Property Type: Townhouse (Res)



1/2 Boronia Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,340,000  
Method: Auction Sale  
Date: 06/09/2025  
Property Type: Townhouse (Res)  
Land Size: 258 sqm approx

Account - Barry Plant | P: 03 9842 8888