

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 4/2 Mcleod Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$830,000 & \$870,000

Median sale price

Median price \$1,100,000 Property Type Townhouse Suburb Doncaster

Period - From 06/11/2024 to 05/11/2025 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	3/1-3 Frank St DONCASTER 3108	\$905,000	13/09/202
2	2/21 Nola St DONCASTER 3108	\$940,000	5
3	2/553 Elgar Rd MONTALBERT NORTH 3129	\$1,050,00	13/09/202

OR 0 5

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.~~ 22/08/202
5

This Statement of Information was prepared on: 06/11/2025 13:32



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$830,000 - \$870,000

Median Townhouse Price

06/11/2024 - 05/11/2025:

\$1,100,000

Comparable Properties



3/1-3 Frank St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$905,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)



2/21 Nola St DONCASTER 3108 (REI)

Agent Comments

3 1 1

Price: \$940,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Unit



2/553 Elgar Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 22/08/2025

Property Type: Townhouse (Single)

Land Size: 224 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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