

# 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

4/21 Victoria Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,210,000

### Median sale price

Median price \$1,100,000

Property Type Townhouse

Suburb Doncaster

Period - From 23/09/2024

to

22/09/2025

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	39a Norfolk Cirt DONCASTER 3108	\$1,200,000	20/09/2025
2	3/5-6 Thomas Ct DONCASTER 3108	\$1,018,000	14/05/2025
3	3/27 Westfield Dr DONCASTER 3108	\$1,200,000	05/05/2025

**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:

23/09/2025 10:09



 4    3    2

Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$1,100,000 - \$1,210,000  
Median Townhouse Price  
23/09/2024 - 22/09/2025: \$1,100,000

## Comparable Properties



39a Norfolk Cirt DONCASTER 3108 (REI)

Agent Comments

 4    2    2

Price: \$1,200,000  
Method: Auction Sale  
Date: 20/09/2025  
Property Type: House (Res)  
Land Size: 328 sqm approx



3/5-6 Thomas Ct DONCASTER 3108 (REI)

Agent Comments

 4    2    2

Price: \$1,018,000  
Method: Sold Before Auction  
Date: 14/05/2025  
Property Type: Townhouse (Res)

3/27 Westfield Dr DONCASTER 3108 (VG)

Agent Comments

 4    2    2

Price: \$1,200,000  
Method: Sale  
Date: 05/05/2025  
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888



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