

# 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

4/38 Frederick 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

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,467,000

Property Type

House

Suburb

Doncaster

Period - From

01/04/2024

to

31/03/2025

Source

REIV

### 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	2/1 Ruda St DONCASTER 3108	\$1,045,000	29/05/2025
2	4/60 Sweyn St BALWYN NORTH 3104	\$1,035,000	05/05/2025
3	1/6 Gilmore Rd DONCASTER 3108	\$950,000	30/04/2025

**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:

25/06/2025 15:14

4/38 Frederick Street, Doncaster Vic 3108



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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending March 2025: \$1,467,000



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**2/1 Ruda St DONCASTER 3108 (REI)**

Agent Comments

3 2 2

**Price:** \$1,045,000  
**Method:** Private Sale  
**Date:** 29/05/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 248 sqm approx



**4/60 Sweyn St BALWYN NORTH 3104 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,035,000  
**Method:** Private Sale  
**Date:** 05/05/2025  
**Property Type:** Townhouse (Res)



**1/6 Gilmore Rd DONCASTER 3108 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 30/04/2025  
**Property Type:** Townhouse (Res)

**Account - McGrath Box Hill | P: 03 9889 8800**



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