Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address	285-287 George Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price	_	Lower price		Higher price
4		Or range between	\$1,300,000	&	\$1,430,000
6		Or range between	\$1,250,000	&	\$1,375,000
8		Or range between	\$1,300,000	&	\$1,430,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$720,000		Suburb	Doncaster	
Period - From	01/07/2025	to	30/09/2025	Source	REIV



Comparable property sales (*Delete A or B below as applicable)

Α* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit	tvpe	or	class

e.g. One bedroom units	Address of comparable unit	Price	e Date	e of sale
	4/21 Victoria St DONCASTER 3108		\$1,328,000	18/10/2025
4	4/103 Church Rd DONCASTER 3108		\$1,400,000	15/10/2025
	241a High St TEMPLESTOWE LOWER 3107		\$1,450,000	24/05/2025

Unit type or class

e.g. One	bedroom
units	

units	Address of comparable unit	Price	Date of sale
	1/3 Elizabeth St DONCASTER EAST 3109	\$1,410,000	13/09/2025
6	22a Ross St DONCASTER EAST 3109	\$1,415,000	06/09/2025
	A/23 Buckingham Cr DONCASTER 3108	1215000.0000	27/08/2025

Unit type or class

e.a. One bedroom

units	Address of comparable unit	Price	Date of sale
	4/21 Victoria St DONCASTER 3108	\$1,328,000	18/10/2025
8	4/103 Church Rd DONCASTER 3108	\$1,400,000	15/10/2025
	241a High St TEMPLESTOWE LOWER 3107	\$1,450,000	24/05/2025

Unit type or class

e.g. One bedroom

units	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom

units	Address of comparable unit	Price	Date of sale

OR

В* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

> This Statement of Information was prepared on: 06/11/2025 14:21