

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

4/945 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$1,203,000 Property Type Townhouse Suburb Doncaster East

Period - From 15/07/2024 to 14/07/2025 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	1/736 Doncaster Rd DONCASTER 3108	\$769,999	30/05/2025
2	6/911 Doncaster Rd DONCASTER EAST 3109	\$700,000	06/02/2025
3			

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: 15/07/2025 12:29



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Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median Townhouse Price
15/07/2024 - 14/07/2025: \$1,203,000

Comparable Properties



1/736 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$769,999
Method: Sold Before Auction
Date: 30/05/2025
Property Type: Townhouse (Res)
Land Size: 797 sqm approx



6/911 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 2 1

Price: \$700,000
Method: Private Sale
Date: 06/02/2025
Property Type: Townhouse (Single)

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.