

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 5/38 Roderick Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,050,000 & \$1,130,000

Median sale price

Median price \$885,000 Property Type Unit Suburb Doncaster East

Period - From 01/01/2025 to 31/12/2025 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	4/1 Bowen Rd DONCASTER EAST 3109	\$1,100,000	24/02/2026
2	2/44 Boronia Gr DONCASTER EAST 3109	\$1,026,000	15/11/2025
3	3/20 Corella St DONCASTER 3108	\$1,180,000	23/10/2025

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: 18/03/2026 14:47



4 3 2

Property Type: Townhouse (Res)

Land Size: 172 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,130,000

Median Unit Price

Year ending December 2025: \$885,000

Comparable Properties



4/1 Bowen Rd DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,100,000

Method: Private Sale

Date: 24/02/2026

Rooms: 7

Property Type: Townhouse (Res)



2/44 Boronia Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,026,000

Method: Private Sale

Date: 15/11/2025

Property Type: Townhouse (Res)



3/20 Corella St DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,180,000

Method: Sold Before Auction

Date: 23/10/2025

Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800