

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

7/2 Malcolm Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$697,500 Property Type Unit Suburb Doncaster

Period - From 01/04/2026 to 30/06/2026 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	5/2 Malcolm Cr DONCASTER 3108	\$865,000	27/06/2026
2	1/82-84 Tram Rd DONCASTER 3108	\$850,000	26/02/2026
3	2/9-11 Whittens La DONCASTER 3108	\$950,000	18/01/2026

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:

21/08/2026 10:16



3
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 2

Property Type: Unit

Agent Comments

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.

Indicative Selling Price

\$820,000 - \$900,000

Median Unit Price

June quarter 2026: \$697,500

Comparable Properties



5/2 Malcolm Cr DONCASTER 3108 (REI/VG)

Agent Comments

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 1

Price: \$865,000

Method: Auction Sale

Date: 27/06/2026

Property Type: Unit

Land Size: 388 sqm approx



1/82-84 Tram Rd DONCASTER 3108 (REI)

Agent Comments

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 2

Price: \$850,000

Method: Private Sale

Date: 26/02/2026

Property Type: Townhouse (Res)



2/9-11 Whittens La DONCASTER 3108 (REI)

Agent Comments

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 2

Price: \$950,000

Method: Private Sale

Date: 18/01/2026

Rooms: 11

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888