Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	7/51 Talford Street, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000	&	\$820,000
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Median sale price

Median price	\$697,500	Pro	perty Type	Jnit		Suburb	Doncaster East
Period - From	01/04/2025	to	30/06/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	10/51 Talford St DONCASTER EAST 3109	\$530,000	09/09/2025
2	106/1 Mitcham Rd DONVALE 3111	\$848,300	02/08/2025
3	102/1 Mitcham Rd DONVALE 3111	\$750,000	28/02/2025

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:	29/09/2025 15:57









Property Type: Apartment **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 \$750,000 - \$820,000 **Median Unit Price** June quarter 2025: \$697,500

Comparable Properties



10/51 Talford St DONCASTER EAST 3109 (REI)

Price: \$530,000 Method: Private Sale Date: 09/09/2025

Property Type: Apartment

Agent Comments



106/1 Mitcham Rd DONVALE 3111 (REI)

2





Agent Comments

Price: \$848,300 Method: Private Sale Date: 02/08/2025

Property Type: Apartment



102/1 Mitcham Rd DONVALE 3111 (REI/VG)

Date: 28/02/2025

Price: \$750,000 Method: Private Sale

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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