

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

1-3/769-771 DONCASTER ROAD DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$3,600,000

&

\$3,960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,513,125

Property type

Land

Suburb

Doncaster

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

13-15 COCKAIGNE STREET DONCASTER VIC 3108	-	11-Mar-26
25 ROSELAND GROVE DONCASTER VIC 3108	\$1,180,000	26-Feb-26
52 CLAY DRIVE DONCASTER VIC 3108	\$1,200,000	11-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 20 April 2026



13-15 COCKAIGNE STREET DONCASTER VIC 3108

 1
  1
  1

Sold Price

RS - UN

Sold Date **11-Mar-26**

Distance **0.3km**



25 ROSELAND GROVE DONCASTER VIC 3108

 4
  -
  2

Sold Price

\$1,180,000 Sold Date **26-Feb-26**

Distance **0.79km**



52 CLAY DRIVE DONCASTER VIC 3108

 1
  -
  -

Sold Price

\$1,200,000 Sold Date **11-Nov-25**

Distance **0.93km**

RS = Recent sale UN = Undisclosed Sale

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