

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 2/875 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	5/49 Queens Av DONCASTER 3108	\$1,070,000	04/02/2026
3	3/942 Doncaster Rd DONCASTER EAST 3109	\$1,035,000	22/01/2026

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: 10/03/2026 09:17

2/875 Doncaster Road, Doncaster East Vic 3109



 4  2  2

Property Type: Townhouse (Res)

Land Size: 212 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

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)

5/49 Queens Av DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,070,000

Method: Sold Before Auction

Date: 04/02/2026

Property Type: Townhouse (Res)

Land Size: 243 sqm approx



3/942 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,035,000

Method: Private Sale

Date: 22/01/2026

Property Type: Townhouse (Single)

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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