

## 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  &

#### Median sale price

|               |   |               |   |        |   |
|---------------|---|---------------|---|--------|---|
| Median price  | <input type="text" value="\$885,000"/>  | Property Type | <input type="text" value="Unit"/>       | Suburb | <input type="text" value="Doncaster East"/> |
| Period - From | <input type="text" value="01/01/2025"/> | to            | <input type="text" value="31/12/2025"/> | Source | <input type="text" value="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 | 2/6 Boronia Gr DONCASTER EAST 3109 | \$1,185,000 | 26/12/2025   |
| 2 | 3/21 Westfield Dr DONCASTER 3108   | \$1,185,000 | 03/12/2025   |
| 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:



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Unit Price**

Year ending December 2025: \$885,000

## Comparable Properties



**2/6 Boronia Gr DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,185,000

**Method:** Private Sale

**Date:** 26/12/2025

**Property Type:** Townhouse (Single)

**Land Size:** 170 sqm approx



**3/21 Westfield Dr DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$1,185,000

**Method:** Sold Before Auction

**Date:** 03/12/2025

**Property Type:** House (Res)



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

Agent Comments



**Price:** \$1,180,000

**Method:** Sold Before Auction

**Date:** 23/10/2025

**Property Type:** Townhouse (Res)