

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

2/876 DONCASTER ROAD DONCASTER EAST VIC 3109

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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Feb 2025

to

31 Jan 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

2/15 WETHERBY ROAD DONCASTER VIC 3108	\$688,000	18-Sep-25
1/930 DONCASTER ROAD DONCASTER EAST VIC 3109	\$741,000	22-Nov-25
5/1 LEEDS STREET DONCASTER EAST VIC 3109	\$772,000	30-Aug-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: 11 February 2026



**2/15 WETHERBY ROAD
DONCASTER VIC 3108**

 2  1  2

Sold Price **\$688,000** Sold Date **18-Sep-25**

Distance **0.3km**



**1/930 DONCASTER ROAD
DONCASTER EAST VIC 3109**

 2  1  1

Sold Price **\$741,000** Sold Date **22-Nov-25**

Distance **0.72km**



**5/1 LEEDS STREET DONCASTER
EAST VIC 3109**

 2  1  1

Sold Price **\$772,000** Sold Date **30-Aug-25**

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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