

# 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

2/42 Bowen Road, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,125,000

Property Type

Townhouse

Suburb

Doncaster East

Period - From

21/07/2025

to

20/07/2026

Source

Property Data

### 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 | 1/14 Sonia St DONVALE 3111           | \$1,215,000 | 13/06/2026   |
| 2 | 3/28 Roderick St DONCASTER EAST 3109 | \$1,260,000 | 31/01/2026   |
| 3 | 3/2 Boronia Gr DONCASTER EAST 3109   | \$1,391,000 | 24/01/2026   |

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:

21/07/2026 13:37



 4  3  2

**Property Type:** Townhouse (Res)

**Agent Comments**

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median Townhouse Price**

21/07/2025 - 20/07/2026: \$1,125,000

## Comparable Properties



**1/14 Sonia St DONVALE 3111 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,215,000

**Method:** Auction Sale

**Date:** 13/06/2026

**Property Type:** Townhouse (Res)



**3/28 Roderick St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 5  4  2

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 31/01/2026

**Property Type:** Townhouse (Res)



**3/2 Boronia Gr DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,391,000

**Method:** Auction Sale

**Date:** 24/01/2026

**Property Type:** Townhouse (Res)

**Land Size:** 223 sqm approx

**Account - Barry Plant** | P: 03 9874 3355