

# 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

4/1 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)

Single price

\$1,195,000

### Median sale price

Median price

\$1,231,500

Property Type

Townhouse

Suburb

Doncaster East

Period - From

19/01/2025

to

18/01/2026

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	2/6 Boronia Gr DONCASTER EAST 3109	\$1,185,000	26/12/2025
2	2/23 Thea Gr DONCASTER EAST 3109	\$1,240,000	04/10/2025
3	2/22 Amdura Rd DONCASTER EAST 3109	\$1,255,000	13/09/2025

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:

19/01/2026 10:42



 4  3  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,195,000

**Median Townhouse Price**

19/01/2025 - 18/01/2026: \$1,231,500

## Comparable Properties



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

Agent Comments

 4  3  2

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

**Method:** Private Sale

**Date:** 26/12/2025

**Property Type:** Townhouse (Single)

**Land Size:** 170 sqm approx



**2/23 Thea Gr DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,240,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** Townhouse (Res)



**2/22 Amdura Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,255,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9842 8888