

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,233,000

Property Type Townhouse

Suburb Doncaster East

Period - From 02/02/2025

to

01/02/2026

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:

02/02/2026 14:59



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median Townhouse Price

02/02/2025 - 01/02/2026: \$1,233,000

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