

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

69b Bowen Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$894,000 Property Type Unit Suburb Doncaster East

Period - From 01/04/2026 to 30/06/2026 Source 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	1/224 Blackburn Rd DONCASTER EAST 3109	\$950,000	17/07/2026
2	2/121 Mitcham Rd DONVALE 3111	\$1,080,000	18/05/2026
3	2/7 Toinette Ct DONCASTER EAST 3109	\$1,100,000	16/05/2026

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:

29/09/2026 11:35



 4  3  3

Property Type: Townhouse

Land Size: 282 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median Unit Price

June quarter 2026: \$894,000

Comparable Properties



1/224 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$950,000

Method: Private Sale

Date: 17/07/2026

Property Type: Townhouse (Single)



2/121 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 4  3  2

Price: \$1,080,000

Method: Private Sale

Date: 18/05/2026

Property Type: Townhouse (Res)



2/7 Toinette Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  4  2

Price: \$1,100,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888