

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 2/103 Church Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,200,000 & \$1,280,000

Median sale price

Median price \$1,049,000 Property Type Townhouse Suburb Doncaster

Period - From 07/05/2025 to 06/05/2026 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	3/11 Frank St DONCASTER 3108	\$1,030,000	11/04/2026
2	1/329 George St DONCASTER 3108	\$1,210,000	23/11/2025
3	4/103 Church Rd DONCASTER 3108	\$1,400,000	15/10/2025

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: 07/05/2026 16:00



4 3 2

Property Type: Townhouse
Land Size: 229 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,280,000
Median Townhouse Price
 07/05/2025 - 06/05/2026: \$1,049,000

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.

Comparable Properties



3/11 Frank St DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,030,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Townhouse (Res)



1/329 George St DONCASTER 3108 (REI/VG)

Agent Comments

4 4 2

Price: \$1,210,000
Method: Auction Sale
Date: 23/11/2025
Property Type: Townhouse (Res)



4/103 Church Rd DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



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