

## 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  
4/30 Churchill Street, Doncaster East Vic 3109

#### Indicative selling price

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

Single price \$1,280,000

#### Median sale price

Median price \$822,500      Property Type Unit      Suburb Doncaster East  
Period - From 01/10/2025 to 31/12/2025      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	2/52 Franklin Rd DONCASTER EAST 3109	\$1,345,000	13/12/2025
2	3/52 Franklin Rd DONCASTER EAST 3109	\$1,360,000	13/09/2025
3	5/36 Roderick St DONCASTER EAST 3109	\$1,100,000	11/07/2025

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:

20/01/2026 10:25



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**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,280,000

**Median Unit Price**

December quarter 2025: \$822,500

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

**2/52 Franklin Rd DONCASTER EAST 3109 (REI)**

4



3



2

**Price:** \$1,345,000**Method:** Auction Sale**Date:** 13/12/2025**Property Type:** Townhouse (Res)

Agent Comments

**3/52 Franklin Rd DONCASTER EAST 3109 (VG)**

4



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**Price:** \$1,360,000**Method:** Sale**Date:** 13/09/2025**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

**5/36 Roderick St DONCASTER EAST 3109 (REI/VG)**

4



3



2

**Price:** \$1,100,000**Method:** Private Sale**Date:** 11/07/2025**Property Type:** Townhouse (Single)

Agent Comments



Account - Barry Plant | P: 03 9842 8888