

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 2/12-14 Cockaigne Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$880,000 & \$940,000

Median sale price

Median price \$1,061,888 Property Type Townhouse Suburb Doncaster

Period - From 08/04/2025 to 07/04/2026 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	1/82-84 Tram Rd DONCASTER 3108	\$850,000	26/02/2026
2	2/9-11 Whittens La DONCASTER 3108	\$950,000	18/01/2026
3	2/29 Tram Rd DONCASTER 3108	\$950,000	11/11/2025

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: 08/04/2026 20:34

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Property Type: Townhouse
Land Size: 341 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$940,000
Median Townhouse Price
08/04/2025 - 07/04/2026: \$1,061,888

Comparable Properties



1/82-84 Tram Rd DONCASTER 3108 (REI)

[Agent Comments](#)

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Price: \$850,000
Method: Private Sale
Date: 26/02/2026
Property Type: Townhouse (Res)



2/9-11 Whittens La DONCASTER 3108 (REI)

[Agent Comments](#)

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Price: \$950,000
Method: Private Sale
Date: 18/01/2026
Rooms: 11
Property Type: Unit



2/29 Tram Rd DONCASTER 3108 (REI)

[Agent Comments](#)

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Price: \$950,000
Method: Sold Before Auction
Date: 11/11/2025
Property Type: Townhouse (Res)
Land Size: 574 sqm approx

Account - Barry Plant | P: 03 9842 8888