

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

1/763 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,070,000 & \$1,150,000

Median sale price

Median price \$1,050,000 Property Type Townhouse Suburb Doncaster

Period - From 03/06/2025 to 02/06/2026 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	3/22 Tram Rd DONCASTER 3108	\$950,000	11/05/2026
2	2/2 Hill Ct DONCASTER 3108	\$950,000	07/03/2026
3	4/38 Frederick St DONCASTER 3108	\$950,000	16/02/2026

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:

03/06/2026 11:56



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,070,000 - \$1,150,000
Median Townhouse Price
03/06/2025 - 02/06/2026: \$1,050,000

Comparable Properties



3/22 Tram Rd DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$950,000
Method: Sold Before Auction
Date: 11/05/2026
Property Type: Townhouse (Single)
Land Size: 210 sqm approx



2/2 Hill Ct DONCASTER 3108 (REI)

Agent Comments

 3  3  2

Price: \$950,000
Method: Private Sale
Date: 07/03/2026
Property Type: Townhouse (Single)



4/38 Frederick St DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000
Method: Private Sale
Date: 16/02/2026
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888