

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

\$799,000

&

\$850,000

Median sale price

Median price

\$1,000,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

22/09/2025

to

21/09/2026

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	4/35 Ross St DONCASTER EAST 3109	\$910,000	15/08/2026
2	3/22 Tram Rd DONCASTER 3108	\$950,000	11/05/2026
3	2/2 Hill Ct DONCASTER 3108	\$950,000	01/03/2026

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:

22/09/2026 14:52



3
 2
 2

Property Type: Townhouse (Res)

Agent Comments

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.

Indicative Selling Price

\$799,000 - \$850,000

Median Townhouse Price

22/09/2025 - 21/09/2026: \$1,000,000

Comparable Properties



4/35 Ross St DONCASTER EAST 3109 (REI)

Agent Comments

3
 2
 2

Price: \$910,000

Method: Auction Sale

Date: 15/08/2026

Property Type: Townhouse (Res)



3/22 Tram Rd DONCASTER 3108 (REI)

Agent Comments

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 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: 01/03/2026

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9874 3355