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	4/965 Doncaster Road, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between \$790,000 & \$850,000	Range between	\$790,000	&	\$850,000
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Median sale price

Median price	\$945,000	Pro	perty Type Ur	nit		Suburb	Doncaster East
Period - From	01/07/2025	to	30/09/2025	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	20/51 Talford St DONCASTER EAST 3109	\$945,000	19/11/2025
2	203/927 Doncaster Rd DONCASTER EAST 3109	\$616,000	18/06/2025
3	201/37 Churchill St DONCASTER EAST 3109	\$945,000	21/05/2025

OR

В* 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:	02/12/2025 12:00









Property Type: Apartment Agent Comments

Indicative Selling Price \$790,000 - \$850,000 Median Unit Price September quarter 2025: \$945,000

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



20/51 Talford St DONCASTER EAST 3109 (REI)

3

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3

Price: \$945,000 Method: Private Sale Date: 19/11/2025

Property Type: Apartment

Agent Comments



203/927 Doncaster Rd DONCASTER EAST 3109

(REI/VG)

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Price: \$616,000 Method: Private Sale Date: 18/06/2025

Property Type: Apartment

Agent Comments



201/37 Churchill St DONCASTER EAST 3109 (REI/VG)

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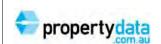
Price: \$945,000
Method: Private Sale
Date: 21/05/2025

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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