

Statement of Information

Multiple residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb or
locality and postcode

2, 6 & 12/951 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
TH2- 4 bed/ 4 bath/ 2 car	\$1,239,000	Or range between		&	
TH6- 3 bed/ 3 bath/ 2 car	\$849,000	Or range between		&	
TH12- 3 bed/ 3 bath/ 2 car	\$999,000	Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$865,500

Suburb or locality Doncaster East

Period - From 01/01/2026

to 31/03/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TH2- 4 bed/ 4 bath/ 2 car	3/28 Roderick St DONCASTER EAST 3109	\$1,260,000	31/01/2026
	4/30 Churchill St DONCASTER EAST 3109	\$1,280,000	17/02/2026
	3/2 Lionel St DONCASTER EAST 3109	\$1,315,000	13/06/2026

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TH6- 3 bed/ 3 bath/ 2 car	8/2 Curlew Ct DONCASTER 3108	\$855,000	02/06/2026
	2/7 Daly St DONCASTER EAST 3109	\$1,045,000	30/04/2026
	2/945 Doncaster Rd DONCASTER EAST 3109	795,000	25/02/2026

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TH12- 3 bed/ 3 bath/ 2 car	8/2 Curlew Ct DONCASTER 3108	\$855,000	02/06/2026
	2/7 Daly St DONCASTER EAST 3109	\$1,045,000	30/04/2026
	2/945 Doncaster Rd DONCASTER EAST 3109	795,000	25/02/2026

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on:

24/06/2026 16:53
