

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

12 Eildon Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,750,000 & \$3,000,000

Median sale price

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

Period - From 01/05/2025 to 30/04/2026 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	41 Silver Leaf Cirt DONCASTER 3108	\$2,002,000	02/04/2026
2	33 Members Dr DONCASTER 3108	\$2,150,000	21/02/2026
3	49 Members Dr DONCASTER 3108	\$2,490,000	15/12/2025

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:

01/05/2026 14:10



4 3 2

Property Type: Townhouse

Land Size: 384 sqm approx

Agent Comments

Indicative Selling Price

\$2,750,000 - \$3,000,000

Median Townhouse Price

01/05/2025 - 30/04/2026: \$1,050,000

Comparable Properties



41 Silver Leaf Cirt DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$2,002,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 423 sqm approx



33 Members Dr DONCASTER 3108 (REI/VG)

Agent Comments

4 4 2

Price: \$2,150,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 374 sqm approx



49 Members Dr DONCASTER 3108 (REI/VG)

Agent Comments

5 4 2

Price: \$2,490,000

Method: Private Sale

Date: 15/12/2025

Property Type: House

Land Size: 430 sqm approx

Account - Barry Plant | P: 03 9842 8888



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