

# 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 4/731 Elgar Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

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

Period - From 09/06/2025 to 08/06/2026 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	5/25 Clay Dr DONCASTER 3108	\$650,250	19/05/2026
2	36 Milne Rd MONT ALBERT NORTH 3129	\$780,500	17/05/2026
3	2/314 George St DONCASTER 3108	\$793,888	11/02/2026

**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: 09/06/2026 20:38

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median Townhouse Price**

09/06/2025 - 08/06/2026: \$1,050,000



 2    1    1

**Property Type:** Townhouse

**Land Size:** 142 sqm approx

Agent Comments

## Comparable Properties



5/25 Clay Dr DONCASTER 3108 (REI)

Agent Comments

 2    1    1

**Price:** \$650,250

**Method:** Private Sale

**Date:** 19/05/2026

**Property Type:** Townhouse (Res)



36 Milne Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

 2    1    2

**Price:** \$780,500

**Method:** Private Sale

**Date:** 17/05/2026

**Property Type:** Townhouse (Res)



2/314 George St DONCASTER 3108 (REI)

Agent Comments

 2    2    1

**Price:** \$793,888

**Method:** Private Sale

**Date:** 11/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 114 sqm approx

Account - Barry Plant | P: 03 9842 8888