

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
2/4 Frank Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$990,000 & \$1,050,000

Median sale price

Median price \$1,560,000 Property Type House Suburb Doncaster
Period - From 01/10/2025 to 31/12/2025 Source 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		Price	Date of sale
1	6/16-18 Whittens La DONCASTER 3108	\$1,048,000	20/11/2025
2	2/30 Fromhold Dr DONCASTER 3108	\$959,000	13/09/2025
3	2/34-36 Wilsons Rd DONCASTER 3108	\$1,100,000	06/09/2025

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:

03/02/2026 11:53



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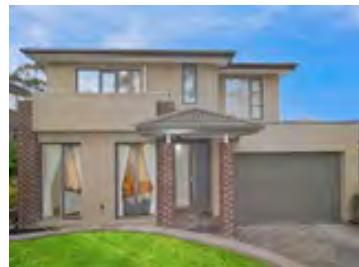
Property Type: Townhouse**Land Size:** 152 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$990,000 - \$1,050,000

Median House Price

December quarter 2025: \$1,560,000

Comparable Properties

**6/16-18 Whittens La DONCASTER 3108 (REI)**

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2

Price: \$1,048,000**Method:** Private Sale**Date:** 20/11/2025**Property Type:** Townhouse (Single)**Land Size:** 297 sqm approx[Agent Comments](#)**2/30 Fromhold Dr DONCASTER 3108 (REI/VG)**

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Price: \$959,000**Method:** Auction Sale**Date:** 13/09/2025**Property Type:** Townhouse (Res)[Agent Comments](#)**2/34-36 Wilsons Rd DONCASTER 3108 (REI)**

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Price: \$1,100,000**Method:** Auction Sale**Date:** 06/09/2025**Property Type:** Townhouse (Res)**Land Size:** 228 sqm approx[Agent Comments](#)**Account - Barry Plant | P: 03 9842 8888**