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	3/1-3 Frank Street, Doncaster Vic 3108

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,100,000 Property Type Townhouse Suburb Doncaster

Period - From 20/08/2024 to 19/08/2025 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	13/1-3 Frank St DONCASTER 3108	$870,000	25/05/2025
2	1/30 Larkspur Av DONCASTER 3108	$875,000	21/03/2025
3	2/10 Clay Dr DONCASTER 3108	$1,072,000	08/03/2025

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: 20/08/2025 16:08

3/1-3 Frank Street, Doncaster Vic 3108

BARRYPLANT



3 2 2

Property Type: Townhouse
Land Size: 160 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Townhouse Price
20/08/2024 - 19/08/2025: $1,100,000

Comparable Properties



13/1-3 Frank St DONCASTER 3108 (REI)

3 2 2

Price: $870,000
Method: Private Sale
Date: 25/05/2025
Property Type: Townhouse (Single)

Agent Comments

1/30 Larkspur Av DONCASTER 3108 (VG)

3 - -

Price: $875,000
Method: Sale
Date: 21/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/10 Clay Dr DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,072,000
Method: Auction Sale
Date: 08/03/2025
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

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