

# 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

7/17 Fullwood Parade, Doncaster East Vic 3109

### Indicative selling price

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

Range between \$680,000 & \$740,000

### Median sale price

Median price \$822,500 Property Type Unit Suburb Doncaster East

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	6/57-59 George St DONCASTER EAST 3109	\$760,000	13/02/2026
2	8/143 Springvale Rd DONVALE 3111	\$685,000	18/10/2025
3	10/17 Fullwood Pde DONCASTER EAST 3109	\$790,000	13/09/2025

**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: 18/03/2026 13:28



 2   
  1   
  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

December quarter 2025: \$822,500

## Comparable Properties



6/57-59 George St DONCASTER EAST 3109 (REI)

Agent Comments

 2   
  1   
  2

Price: \$760,000

Method: Private Sale

Date: 13/02/2026

Property Type: Unit



8/143 Springvale Rd DONVALE 3111 (REI/VG)

Agent Comments

 2   
  1   
  1

Price: \$685,000

Method: Auction Sale

Date: 18/10/2025

Property Type: Unit

Land Size: 178 sqm approx



10/17 Fullwood Pde DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2   
  1   
  1

Price: \$790,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888