

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

1/334 George Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,072,000 Property Type Townhouse Suburb Doncaster

Period - From 28/02/2025 to 27/02/2026 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	4/334 George St DONCASTER 3108	\$1,220,000	28/02/2026
2	1/3 Gerard St TEMPLESTOWE LOWER 3107	\$1,180,000	26/11/2025
3	1/329 George St DONCASTER 3108	\$1,210,000	23/11/2025

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:

28/02/2026 19:03

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Indicative Selling Price

\$1,180,000 - \$1,280,000

Median Townhouse Price

28/02/2025 - 27/02/2026: \$1,072,000



 4  3  2

Property Type: Townhouse

Land Size: 250 sqm approx

Agent Comments

Comparable Properties



4/334 George St DONCASTER 3108 (REI)

Agent Comments

 3  3  2

Price: \$1,220,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



1/3 Gerard St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Townhouse (Res)

Land Size: 304 sqm approx



1/329 George St DONCASTER 3108 (REI)

Agent Comments

 4  4  2

Price: \$1,210,000

Method: Auction Sale

Date: 23/11/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888