

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 2/314 George Street, Doncaster Vic 3108
Including suburb and postcode

Indicative selling price

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

Single price \$838,000

Median sale price

Median price \$1,068,500 Property Type Townhouse Suburb Doncaster
Period - From 02/02/2025 to 01/02/2026 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	5/745 Elgar Rd DONCASTER 3108	\$715,000	24/10/2025
2	4/729 Elgar Rd DONCASTER 3108	\$700,000	10/10/2025
3	1/736 Doncaster Rd DONCASTER 3108	\$769,999	30/05/2025

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:

02/02/2026 12:08



Property Type: Townhouse
Land Size: 114 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$838,000

Median Townhouse Price

02/02/2025 - 01/02/2026: \$1,068,500

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.

Comparable Properties



5/745 Elgar Rd DONCASTER 3108 (REI/VG)



Price: \$715,000
Method: Private Sale
Date: 24/10/2025
Property Type: Townhouse (Single)

[Agent Comments](#)

4/729 Elgar Rd DONCASTER 3108 (VG)



Price: \$700,000
Method: Sale
Date: 10/10/2025
Property Type: Flat/Unit/Apartment (Res)

[Agent Comments](#)

1/736 Doncaster Rd DONCASTER 3108 (REI/VG)



Price: \$769,999
Method: Sold Before Auction
Date: 30/05/2025
Property Type: Townhouse (Res)
Land Size: 797 sqm approx

[Agent Comments](#)

[Account](#) - Barry Plant | P: 03 9842 8888