

# 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

3/334 George Street, Doncaster Vic 3108

### Indicative selling price

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

Range between \$910,000

&

\$935,000

### Median sale price

Median price \$1,050,000

Property Type Townhouse

Suburb Doncaster

Period - From 29/07/2025

to

28/07/2026

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 | 2/405-409 Manningham Rd DONCASTER 3108  | \$938,888 | 26/06/2026   |
| 2 | 2/728 Doncaster Rd DONCASTER 3108       | \$834,000 | 19/06/2026   |
| 3 | 2/10 Balmoral Av TEMPLESTOWE LOWER 3107 | \$930,000 | 11/06/2026   |

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:

29/07/2026 10:01



 3  2  2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$910,000 - \$935,000

**Median Townhouse Price**

29/07/2025 - 28/07/2026: \$1,050,000

## Comparable Properties



**2/405-409 Manningham Rd DONCASTER 3108 (REI)**

**Agent Comments**

 3  3  2

**Price:** \$938,888

**Method:** Sold Before Auction

**Date:** 26/06/2026

**Property Type:** Townhouse (Res)



**2/728 Doncaster Rd DONCASTER 3108 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$834,000

**Method:** Private Sale

**Date:** 19/06/2026

**Property Type:** Townhouse (Single)



**2/10 Balmoral Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$930,000

**Method:** Sold Before Auction

**Date:** 11/06/2026

**Property Type:** Unit

**Account - Barry Plant** | P: 03 9874 3355