Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 02/11/2026

Property offered for sale

Address
Including suburb and postcode: 4/2 Mcleod Street, Doncaster Vic 3108

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse	3	2	2	97	142

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $860,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $997,000 Property type: Townhouse Suburb: Doncaster

Period: from 02/11/2025 to 01/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	1/13 Valda Av MONT ALBERT NORTH 3129		
Sale price	$1,035,000	Date of sale	02/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	3	2	2	117	270

Comparable property 2

Address	2/33 Peter St BOX HILL NORTH 3129		
Sale price	$920,000	Date of sale	28/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	3	2	1	120	139

Comparable property 3

Address	2/11 Paul St DONCASTER 3108		
Sale price	$850,000	Date of sale	04/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	3	2	2	N/A	159

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There are no new comparable sales available. The agent believes that 1/13 Valda Avenue, Mont Albert North, which was used as a comparable when determining the price at the time of listing, remains the most comparable property.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=a2cc91570fdcb8083e3d98f6035b3c4f

4/2 Mcleod Street, Doncaster Vic 3108



3 2 2

Property Type: Townhouse
Land Size: 142 sqm approx

Agent Comments

Indicative Selling Price
$860,000
Median Townhouse Price
02/11/2025 - 01/11/2026: $997,000

Comparable Properties

1/13 Valda Av MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,035,000
Method:
Date: 01/05/2026
Property Type: Townhouse (Single)

Agent Comments



2/33 Peter St BOX HILL NORTH 3129 (REI)

3 2 1

Price: $920,000
Method: Sold Before Auction
Date: 28/10/2026
Property Type: Townhouse (Single)
Land Size: 139 sqm approx

Agent Comments



2/11 Paul St DONCASTER 3108 (REI)

3 2 2

Price: $850,000
Method: Private Sale
Date: 04/05/2026
Property Type: Townhouse (Res)
Land Size: 159 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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