

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

1/1 Paul Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Doncaster

Period - From 15/07/2025

to

14/07/2026

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	2/84 Winfield Rd BALWYN NORTH 3104	\$710,000	04/05/2026
2	2a Rosebank Tce TEMPLESTOWE LOWER 3107	\$760,101	22/04/2026
3			

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:

15/07/2026 15:47



 2  1  2

Property Type: Unit
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
15/07/2025 - 14/07/2026: \$575,000

Comparable Properties



2/84 Winfield Rd BALWYN NORTH 3104 (REI)

Agent Comments

 2  1  1

Price: \$710,000
Method: Private Sale
Date: 04/05/2026
Property Type: Unit
Land Size: 136 sqm approx



2a Rosebank Tce TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 2  2  1

Price: \$760,101
Method: Private Sale
Date: 22/04/2026
Property Type: Unit
Land Size: 190 sqm approx

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.

Account - Barry Plant | P: 03 9874 3355



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