

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

Single price

\$695,000

Median sale price

Median price

\$697,500

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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:

10/08/2026 11:22



 2  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$695,000

Median Unit Price

June quarter 2026: \$697,500

Comparable Properties



2/84 Winfield Rd BALWYN NORTH 3104 (REI/VG)

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 9842 8888