

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

2/11 Paul Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,070,000

Property Type Townhouse

Suburb Doncaster

Period - From 12/03/2025

to

11/03/2026

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	2/1 Malcolm Cr DONCASTER 3108	\$940,000	09/02/2026
2	2/365 Manningham Rd DONCASTER 3108	\$960,000	11/10/2025
3	3/1-3 Frank St DONCASTER 3108	\$905,000	13/09/2025

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:

12/03/2026 10:06



 3  2  2

Property Type: Townhouse

Land Size: 159 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

12/03/2025 - 11/03/2026: \$1,070,000

Comparable Properties



2/1 Malcolm Cr DONCASTER 3108 (REI)

Agent Comments

 3  2  1

Price: \$940,000

Method: Private Sale

Date: 09/02/2026

Property Type: Townhouse (Res)



2/365 Manningham Rd DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$960,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)

Land Size: 238 sqm approx



3/1-3 Frank St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$905,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888