

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

3/36 Roderick Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$1,224,444 Property Type Townhouse Suburb Doncaster East

Period - From 23/09/2024 to 22/09/2025 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	4/945 Doncaster Rd DONCASTER EAST 3109	\$680,000	09/08/2025
2	1/736 Doncaster Rd DONCASTER 3108	\$769,999	30/05/2025
3	1/13 Churchill St DONCASTER EAST 3109	\$765,000	18/05/2025

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:

23/09/2025 09:49



 2  1  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Townhouse Price

23/09/2024 - 22/09/2025: \$1,224,444

Comparable Properties



4/945 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  2

Price: \$680,000

Method: Auction Sale

Date: 09/08/2025

Property Type: Townhouse (Res)



1/736 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$769,999

Method: Sold Before Auction

Date: 30/05/2025

Property Type: Townhouse (Res)

Land Size: 797 sqm approx

1/13 Churchill St DONCASTER EAST 3109 (VG)

Agent Comments

 2  -  -

Price: \$765,000

Method: Sale

Date: 18/05/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888