

# 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

5/2 Ruda Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,300,000

### Median sale price

Median price \$666,000 Property Type Unit Suburb Doncaster

Period - From 01/01/2026 to 31/03/2026 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	41 Silver Leaf Cirt DONCASTER 3108	\$2,002,000	02/04/2026
2	33 Members Dr DONCASTER 3108	\$2,150,000	21/02/2026
3	49 Members Dr DONCASTER 3108	\$2,490,000	15/12/2025

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:

23/04/2026 15:22



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**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**  
\$2,200,000 - \$2,300,000  
**Median Unit Price**  
March quarter 2026: \$666,000

## Comparable Properties



**41 Silver Leaf Cirt DONCASTER 3108 (REI)**

**Agent Comments**

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**Price:** \$2,002,000  
**Method:** Private Sale  
**Date:** 02/04/2026  
**Property Type:** House  
**Land Size:** 423 sqm approx



**33 Members Dr DONCASTER 3108 (REI)**

**Agent Comments**

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**Price:** \$2,150,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)



**49 Members Dr DONCASTER 3108 (REI/VG)**

**Agent Comments**

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**Price:** \$2,490,000  
**Method:** Private Sale  
**Date:** 15/12/2025  
**Property Type:** House  
**Land Size:** 430 sqm approx

**Account - Barry Plant** | P: 03 9842 8888