

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

Single price

\$1,800,000

Median sale price

Median price

\$1,055,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

20/07/2025

to

19/07/2026

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	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:

20/07/2026 09:52



4
 3
 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,800,000

Median Townhouse Price

20/07/2025 - 19/07/2026: \$1,055,000

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.

Comparable Properties



41 Silver Leaf Cirt DONCASTER 3108 (REI/VG)

Agent Comments

4
 3
 2

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/VG)

Agent Comments

4
 4
 2

Price: \$2,150,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 374 sqm approx



49 Members Dr DONCASTER 3108 (REI/VG)

Agent Comments

5
 4
 2

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