

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 3/8 Ruda Street, Doncaster Vic 3108
Including suburb and postcode

Indicative selling price

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

Single price \$1,188,000

Median sale price

Median price \$1,068,500 Property Type Townhouse Suburb Doncaster
Period - From 31/01/2025 to 30/01/2026 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	3/21 Westfield Dr DONCASTER 3108	\$1,185,000	03/12/2025
2	5/1 Joyce Ct DONCASTER 3108	\$1,437,000	08/11/2025
3	2/17 Outhwaite Av DONCASTER 3108	\$1,061,888	07/11/2025

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:

31/01/2026 16:47

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Indicative Selling Price

\$1,188,000

Median Townhouse Price

31/01/2025 - 30/01/2026: \$1,068,500



Property Type: Townhouse

Land Size: 247 sqm approx

Agent Comments



Comparable Properties



3/21 Westfield Dr DONCASTER 3108 (REI)



Price: \$1,185,000

Method: Sold Before Auction

Date: 03/12/2025

Property Type: House (Res)

Agent Comments



5/1 Joyce Ct DONCASTER 3108 (REI)



Price: \$1,437,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)

Land Size: 283 sqm approx

Agent Comments



2/17 Outhwaite Av DONCASTER 3108 (REI)



Price: \$1,061,888

Method: Private Sale

Date: 07/11/2025

Property Type: Townhouse (Res)

Land Size: 179 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888