

# 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

3/8 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)

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



 4  2  2

**Property Type:** Townhouse

**Land Size:** 247 sqm approx

**Agent Comments**

## Comparable Properties



**3/21 Westfield Dr DONCASTER 3108 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,185,000

**Method:** Sold Before Auction

**Date:** 03/12/2025

**Property Type:** House (Res)



**5/1 Joyce Ct DONCASTER 3108 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,437,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 283 sqm approx



**2/17 Outhwaite Av DONCASTER 3108 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,061,888

**Method:** Private Sale

**Date:** 07/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 179 sqm approx

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