

# 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 6/36 Westfield Drive, 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 \$750,000 & \$825,000

### Median sale price

Median price \$1,070,000 Property Type Townhouse Suburb Doncaster

Period - From 21/02/2025 to 20/02/2026 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	4/38 Frederick St DONCASTER 3108	\$950,000	16/02/2026
2	9a Bayley Gr DONCASTER 3108	\$900,000	28/01/2026
3	90 Harvest Ct DONCASTER 3108	\$750,000	03/12/2025

**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: 21/02/2026 16:56



 3    2    2

**Rooms:** 8  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median Townhouse Price**  
21/02/2025 - 20/02/2026: \$1,070,000

## Comparable Properties



**4/38 Frederick St DONCASTER 3108 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 16/02/2026  
**Property Type:** Townhouse (Single)



**9a Bayley Gr DONCASTER 3108 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 28/01/2026  
**Property Type:** Townhouse (Res)



**90 Harvest Ct DONCASTER 3108 (REI/VG)**

**Agent Comments**

 3    2    1

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** Townhouse (Single)

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



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