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<br>Including suburb and postcode | 2/34-36 Wilsons Road, Doncaster Vic 3108 |

## Indicative selling price

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

Range between $1,000,000 & $1,100,000

## Median sale price

Median price $1,101,000 Property Type Townhouse Suburb Doncaster

Period - From 13/08/2024 to 12/08/2025 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 | 2/1 Ruda St DONCASTER 3108 | $1,045,000 | 29/05/2025 |
| 2 | 13/1-3 Frank St DONCASTER 3108 | $870,000 | 25/05/2025 |
| 3 | 3/53 Finlayson St DONCASTER 3108 | $950,000 | 07/02/2025 |

**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: 13/08/2025 12:07

# 2/34-36 Wilsons Road, Doncaster Vic 3108



3 2 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**
$1,000,000 - $1,100,000
**Median Townhouse Price**
13/08/2024 - 12/08/2025: $1,101,000

## Comparable Properties



**2/1 Ruda St DONCASTER 3108 (REI)**

3 2 2

**Price:** $1,045,000
**Method:** Private Sale
**Date:** 29/05/2025
**Property Type:** Townhouse (Res)
**Land Size:** 248 sqm approx

Agent Comments



**13/1-3 Frank St DONCASTER 3108 (REI)**

3 2 2

**Price:** $870,000
**Method:** Private Sale
**Date:** 25/05/2025
**Property Type:** Townhouse (Single)

Agent Comments



**3/53 Finlayson St DONCASTER 3108 (REI/VG)**

4 2 2

**Price:** $950,000
**Method:** Auction Sale
**Date:** 07/02/2025
**Property Type:** Townhouse (Res)
**Land Size:** 207 sqm approx

Agent Comments

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

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