

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

1/2 Roger Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$880,000

&

\$965,000

Median sale price

Median price

\$865,500

Property Type

Unit

Suburb

Doncaster East

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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	2/4 Craileen St DONVALE 3111	\$880,000	29/11/2025
2			
3			

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:

14/04/2026 15:08



3 2 1

Property Type: Townhouse (Unit)

Agent Comments

Indicative Selling Price

\$880,000 - \$965,000

Median Unit Price

March quarter 2026: \$865,500

Comparable Properties



2/4 Craileen St DONVALE 3111 (REI/VG)

Agent Comments

3 2 1

Price: \$880,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit

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.