

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

1/948 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,130,000 Property Type Townhouse Suburb Doncaster East

Period - From 04/08/2025 to 03/08/2026 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	2/728 Doncaster Rd DONCASTER 3108	\$834,000	19/06/2026
2	2/39 Surrey Rd BLACKBURN NORTH 3130	\$950,000	07/05/2026
3	2/1056 Doncaster Rd DONCASTER EAST 3109	\$990,000	14/03/2026

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:

04/08/2026 14:25



4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median Townhouse Price

04/08/2025 - 03/08/2026: \$1,130,000

Comparable Properties



2/728 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$834,000

Method:

Date: 19/06/2026

Property Type: Townhouse (Single)



2/39 Surrey Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 2 3

Price: \$950,000

Method: Sold Before Auction

Date: 07/05/2026

Property Type: Townhouse (Res)

Land Size: 226 sqm approx



2/1056 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000

Method: Private Sale

Date: 14/03/2026

Property Type: Townhouse (Res)