

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

2/140 Ayr Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$712,500

Property Type Unit

Suburb Doncaster

Period - From 01/04/2025

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	1/35 Alfred St TEMPLESTOWE LOWER 3107	\$1,150,000	04/03/2026
2	10 Cascade Ret DONCASTER 3108	\$1,230,000	18/12/2025
3	1/31 Westwood Dr BULLEEN 3105	\$1,160,000	22/11/2025

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:

16/04/2026 08:34



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median Unit Price
Year ending March 2026: \$712,500

Comparable Properties



1/35 Alfred St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 04/03/2026
Property Type: House (Res)
Land Size: 294 sqm approx

10 Cascade Ret DONCASTER 3108 (VG)

Agent Comments



Price: \$1,230,000
Method: Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 209 sqm approx



1/31 Westwood Dr BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)
Land Size: 221 sqm approx

Account - RT Edgar Boroondara | P: 88882000