

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

2/3 Bowen Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$820,000 & \$850,000

Median sale price

Median price \$894,000 Property Type Unit Suburb Doncaster East

Period - From 01/04/2026 to 30/06/2026 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	1/38 Elder St BLACKBURN 3130	\$846,000	23/05/2026
2	2/75 Renshaw St DONCASTER EAST 3109	\$841,000	11/04/2026
3	12/12 John St BLACKBURN 3130	\$850,000	11/04/2026

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:

07/08/2026 12:25



2 1 1

Property Type: Unit

Land Size: 241 sqm approx

Agent Comments

Comparable Properties



1/38 Elder St BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 2

Price: \$846,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Unit



2/75 Renshaw St DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 2 2

Price: \$841,000

Method: Auction Sale

Date: 11/04/2026

Property Type: Unit



12/12 John St BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 2

Price: \$850,000

Method: Auction Sale

Date: 11/04/2026

Rooms: 5

Property Type: Unit

Land Size: 304 sqm approx