

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode	300 George Street, Doncaster Vic 3108
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
2		Or range between	\$1,300,000	&	\$1,430,000
3		Or range between	\$1,300,000	&	\$1,430,000
4		Or range between	\$1,450,000	&	\$1,450,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$701,000	Suburb	Doncaster		
Period - From	01/07/2025	to	30/06/2026	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
2	358 George St TEMPLESTOWE LOWER 3107	\$1,260,000	20/05/2026
	18a Norman St DONCASTER EAST 3109	\$1,300,000	18/04/2026
	2a Hodgson St TEMPLESTOWE LOWER 3107	\$1,260,000	11/03/2026

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
3	358 George St TEMPLESTOWE LOWER 3107	\$1,260,000	20/05/2026
	18a Norman St DONCASTER EAST 3109	\$1,300,000	18/04/2026
	2a Hodgson St TEMPLESTOWE LOWER 3107	\$1,260,000	11/03/2026

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
4	11a Bellara St DONCASTER 3108	\$1,650,000	06/07/2026
	2/1 Thomas Ct DONCASTER 3108	\$1,260,000	07/03/2026
	2/38a Caringal Av DONCASTER 3108	\$1,450,000	24/02/2026

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

10/08/2026 12:55