

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

3/11 Frank Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$682,500

Property Type Unit

Suburb Doncaster

Period - From 01/01/2025

to 31/12/2025

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 Frank St DONCASTER 3108	\$1,038,000	12/03/2026
2	2/319 George St DONCASTER 3108	\$1,070,000	25/02/2026
3	2/73 Winfield Rd BALWYN NORTH 3104	\$1,095,000	07/11/2025

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:

17/03/2026 14:40



4 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
Year ending December 2025: \$682,500

Comparable Properties



2/4 Frank St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,038,000
Method: Private Sale
Date: 12/03/2026
Property Type: Townhouse (Res)
Land Size: 152 sqm approx



2/319 George St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,070,000
Method: Private Sale
Date: 25/02/2026
Property Type: Townhouse (Single)

2/73 Winfield Rd BALWYN NORTH 3104 (VG)

Agent Comments

3 - -

Price: \$1,095,000
Method: Sale
Date: 07/11/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977