

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

3/24 Studley Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$1,050,000

Property Type Townhouse

Suburb Doncaster

Period - From 08/07/2025

to

07/07/2026

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	2/5 Outhwaite Av DONCASTER 3108	\$1,320,000	07/04/2026
2	2/38a Caringal Av DONCASTER 3108	\$1,450,000	24/02/2026
3			

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:

08/07/2026 17:05



3 3 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median Townhouse Price
08/07/2025 - 07/07/2026: \$1,050,000

Comparable Properties



2/5 Outhwaite Av DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,320,000
Method: Private Sale
Date: 07/04/2026
Property Type: Townhouse (Single)
Land Size: 239 sqm approx



2/38a Caringal Av DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,450,000
Method: Private Sale
Date: 24/02/2026
Property Type: Townhouse (Single)

Looking at recent sales in the current market we cannot find more than 3 comparables. Looking further back than 6 months we can see a few more that are trending similar to our quote.