

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

3/490-494 Doncaster Road, Doncaster VIC 3108

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price

Median price

\$701,000

Property Type

Unit

Suburb

Doncaster

Period - From

08/03/2026

to

07/09/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7/798 Elgar Rd, Doncaster Vic	\$770,000	09/05/2026
2/728 Doncaster Rd, Doncaster Vic	\$834,000	19/06/2026
5/343 George St, Doncaster Vic	\$743,000	21/04/2026

This Statement of Information was prepared on:

08/09/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

3/490-494 Doncaster Road, Doncaster VIC 3108



3 2 2

Property Type: Unit
Mark Johnstone
398941000814
0417 377 916
mjohnstone@woodards.com.au
Indicative Selling Price
\$720,000 - \$790,000
Median House Price
Year ending September 2026: \$701,000

Comparable Properties



7/798 Elgar Rd, Doncaster Vic

3 2 2

Price: \$770,000
Method: Private Sale
Date: 09/05/2026
Property Type: Unit
Land Size:



2/728 Doncaster Rd, Doncaster Vic

3 2 2

Price: \$834,000
Method: Private Sale
Date: 19/06/2026
Property Type: Unit
Land Size:



5/343 George St, Doncaster Vic

3 2 2

Price: \$743,000
Method: Private Sale
Date: 21/04/2026
Property Type: Unit
Land Size: 324 sqm approx

Account - Woodards Blackburn | P: 9894 1000