

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

3/956 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$500,000 & \$550,000

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	1/919 Doncaster Rd DONCASTER EAST 3109	\$594,500	11/06/2026
2	101/1042 Doncaster Rd DONCASTER EAST 3109	\$561,000	26/02/2026
3	102/927 Doncaster Rd DONCASTER EAST 3109	\$460,000	26/02/2026

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:

18/08/2026 16:58

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2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
June quarter 2026: \$894,000

Comparable Properties



1/919 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 1 2

Price: \$594,500
Method: Private Sale
Date: 11/06/2026
Property Type: Apartment



101/1042 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 1 1

Price: \$561,000
Method: Private Sale
Date: 26/02/2026
Property Type: Apartment



102/927 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 2 1

Price: \$460,000
Method: Private Sale
Date: 26/02/2026
Rooms: 4
Property Type: Apartment

Account - Jellis Craig | P: 03 8841 4888