

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

37 Board 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 \$697,500

Property Type Unit

Suburb Doncaster

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	3/334 George St DONCASTER 3108	\$919,000	21/08/2026
2	74 Stables Cirt DONCASTER 3108	\$1,130,000	19/05/2026
3	11a Henry St DONCASTER 3108	\$950,000	16/04/2026

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:

02/09/2026 12:46



 3  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

June quarter 2026: \$697,500

Comparable Properties

3/334 George St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$919,000

Method:

Date: 21/08/2026

Property Type: Townhouse (Single)



74 Stables Cirt DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,130,000

Method: Private Sale

Date: 19/05/2026

Property Type: Townhouse (Single)

Land Size: 152 sqm approx



11a Henry St DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 16/04/2026

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888