

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

4/12-14 Franklin Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$865,500

Property Type

Unit

Suburb

Doncaster East

Period - From

01/01/2026

to

31/03/2026

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	5/13 Franklin Rd DONCASTER EAST 3109	\$770,000	11/03/2026
2	1/7 Elizabeth St DONCASTER EAST 3109	\$779,000	04/03/2026
3	1/76 Blackburn Rd DONCASTER EAST 3109	\$820,000	20/01/2026

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:

03/06/2026 15:27

4/12-14 Franklin Road, Doncaster East Vic 3109

JellisCraig

Nicole Qiu
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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

March quarter 2026: \$865,500



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



5/13 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments

2 1 1

Price: \$770,000

Method: Private Sale

Date: 11/03/2026

Property Type: Unit

Land Size: 137 sqm approx



1/7 Elizabeth St DONCASTER EAST 3109 (VG)

Agent Comments

2 - -

Price: \$779,000

Method: Sale

Date: 04/03/2026

Property Type: Flat/Unit/Apartment (Res)

1/76 Blackburn Rd DONCASTER EAST 3109 (VG)

Agent Comments

2 - -

Price: \$820,000

Method: Sale

Date: 20/01/2026

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 8841 4888



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