

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

4/2 Mcleod Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$860,000 & \$890,000

Median sale price

Median price \$1,045,000 Property Type Townhouse Suburb Doncaster

Period - From 20/08/2025 to 19/08/2026 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	2/11 Paul St DONCASTER 3108	\$850,000	04/05/2026
2	1/13 Valda Av MONT ALBERT NORTH 3129	\$1,035,000	01/05/2026
3	2/4 Frank St DONCASTER 3108	\$1,038,000	12/03/2026

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:

20/08/2026 15:49



 3  2  2

Property Type: Townhouse
(Single)
[Agent Comments](#)

Indicative Selling Price
\$860,000 - \$890,000
Median Townhouse Price
20/08/2025 - 19/08/2026: \$1,045,000

Comparable Properties



2/11 Paul St DONCASTER 3108 (REI/VG)

[Agent Comments](#)

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Price: \$850,000
Method: Private Sale
Date: 04/05/2026
Property Type: Townhouse (Res)
Land Size: 159 sqm approx



1/13 Valda Av MONT ALBERT NORTH 3129 (REI/VG)

[Agent Comments](#)

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Price: \$1,035,000
Method: Private Sale
Date: 01/05/2026
Property Type: Townhouse (Single)
Land Size: 270 sqm approx



2/4 Frank St DONCASTER 3108 (REI/VG)

[Agent Comments](#)

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Price: \$1,038,000
Method: Private Sale
Date: 12/03/2026
Property Type: Townhouse (Res)
Land Size: 152 sqm approx

Account - Barry Plant | P: 03 9842 8888