

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

5/2 Ada Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$675,000

&

\$740,000

Median sale price

Median price \$1,055,000

Property Type Townhouse

Suburb Doncaster

Period - From 13/07/2025

to

12/07/2026

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	4/731 Elgar Rd DONCASTER 3108	\$755,000	27/06/2026
2	1 Henry St DONCASTER 3108	\$715,000	24/04/2026
3	3c Henry St DONCASTER 3108	\$750,000	16/03/2026

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:

13/07/2026 16:46



2 2 1

Property Type: Townhouse
(Single)

Land Size: 108 sqm approx

Agent Comments

Indicative Selling Price

\$675,000 - \$740,000

Median Townhouse Price

13/07/2025 - 12/07/2026: \$1,055,000

Comparable Properties



4/731 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$755,000

Method: Auction Sale

Date: 27/06/2026

Property Type: Townhouse (Res)

Land Size: 142 sqm approx



1 Henry St DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$715,000

Method: Private Sale

Date: 24/04/2026

Property Type: Townhouse (Single)



3c Henry St DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$750,000

Method: Sale

Date: 16/03/2026

Property Type: Flat/Unit/Apartment (Res)