

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

7/7-11 Darcy Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

Doncaster

Period - From

19/03/2025

to

18/03/2026

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	3 Mowbray Ct DONCASTER EAST 3109	\$700,000	24/10/2025
2			
3			

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:

19/03/2026 16:15



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Rooms: 4
Property Type: Unit
Land Size: 165 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
19/03/2025 - 18/03/2026: \$665,000

Comparable Properties

3 Mowbray Ct DONCASTER EAST 3109 (VG)

Agent Comments

3 - -

Price: \$700,000
Method: Sale
Date: 24/10/2025
Property Type: House (Res)
Land Size: 640 sqm approx

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.