

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

8/14 Frederick Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$701,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/07/2025

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	2/32 Rathmullen Qdrnt DONCASTER 3108	\$830,000	02/05/2026
2	8/2 Curlew Ct DONCASTER 3108	\$855,000	02/06/2026
3	9a Bayley Gr DONCASTER 3108	\$900,000	28/01/2026

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:

13/07/2026 15:58

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2 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending June 2026: \$701,000

Comparable Properties



2/32 Rathmullen Qdrnt DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$830,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Townhouse (Res)



8/2 Curlew Ct DONCASTER 3108 (REI)

Agent Comments

3 2 1

Price: \$855,000

Method: Private Sale

Date: 02/06/2026

Property Type: Townhouse (Res)



9a Bayley Gr DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000

Method: Private Sale

Date: 28/01/2026

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8841 4888