

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

9 Carnarvon Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,575,000 Property Type House Suburb Doncaster

Period - From 01/04/2026 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	2/405-409 Manningham Rd DONCASTER 3108	\$938,888	26/06/2026
2	4/38 Frederick St DONCASTER 3108	\$950,000	16/02/2026
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:

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3 2 2

Property Type: Townhouse
Land Size: 212 sqm approx
Agent Comments

Indicative Selling Price

\$890,000 - \$950,000

Median House Price

June quarter 2026: \$1,575,000

Comparable Properties



2/405-409 Manningham Rd DONCASTER 3108 (REI)

Agent Comments

3 3 2

Price: \$938,888
Method: Sold Before Auction
Date: 26/06/2026
Property Type: Townhouse (Res)



4/38 Frederick St DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 16/02/2026
Property Type: Townhouse (Single)

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.

Account - Jellis Craig | P: 03 8841 4888