

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 2/930 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Single price \$820,000

Median sale price

Median price \$865,500 Property Type Unit Suburb Doncaster East

Period - From 01/01/2026 to 31/03/2026 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	9/25 Franklin Rd DONCASTER EAST 3109	\$851,000	08/04/2026
2	4/30 Fromhold Dr DONCASTER 3108	\$875,000	01/03/2026
3	28 Belvoir St DONCASTER EAST 3109	\$865,000	29/01/2026

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: 18/04/2026 15:02



3 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$820,000

Median Unit Price

March quarter 2026: \$865,500

Comparable Properties



9/25 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 1 1

Price: \$851,000

Method: Sold Before Auction

Date: 08/04/2026

Property Type: Unit

Land Size: 244 sqm approx



4/30 Fromhold Dr DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$875,000

Method: Sale

Date: 01/03/2026

Property Type: Flat/Unit/Apartment (Res)



28 Belvoir St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 2

Price: \$865,000

Method: Private Sale

Date: 29/01/2026

Property Type: Townhouse (Res)

Land Size: 221 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000