

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

3/10 Frank 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 \$712,500 Property Type Unit Suburb Doncaster

Period - From 01/04/2025 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	4/731 Elgar Rd DONCASTER 3108	\$755,000	27/06/2026
2	7/798 Elgar Rd DONCASTER 3108	\$770,000	09/05/2026
3	7/7-11 Darcy St DONCASTER 3108	\$785,000	02/05/2026

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:

29/06/2026 17:05

3/10 Frank Street, Doncaster Vic 3108



3 1 2

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending March 2026: \$712,500

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



7/798 Elgar Rd DONCASTER 3108 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$770,000
Method: Private Sale
Date: 09/05/2026
Property Type: Townhouse (Single)



7/7-11 Darcy St DONCASTER 3108 (REI)

[Agent Comments](#)

3 1 1

Price: \$785,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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