

# 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

2/728 Doncaster Road, Doncaster Vic 3108
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$880,000
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 & 

\$950,000
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### Median sale price

Median price 

\$1,063,444
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 Property Type 

Townhouse
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 Suburb 

Doncaster
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Period - From 

23/03/2025
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 to 

22/03/2026
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 Source 

Property Data
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### 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	2/1 Malcolm Cr DONCASTER 3108	\$940,000	09/02/2026
2	2/55 Cassowary St DONCASTER EAST 3109	\$920,000	13/12/2025
3	2/29 Tram Rd DONCASTER 3108	\$950,000	11/11/2025

**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: 

23/03/2026 13:54
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2/728 Doncaster Road, Doncaster Vic 3108



3 2 1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$880,000 - \$950,000

**Median Townhouse Price**

23/03/2025 - 22/03/2026: \$1,063,444

## Comparable Properties



**2/1 Malcolm Cr DONCASTER 3108 (REI)**

Agent Comments

3 2 1

**Price:** \$940,000

**Method:** Private Sale

**Date:** 09/02/2026

**Property Type:** Townhouse (Res)



**2/55 Cassowary St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$920,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** Townhouse (Res)



**2/29 Tram Rd DONCASTER 3108 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 11/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 574 sqm approx

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