

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 9/25 Franklin Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$885,000 Property Type Unit Suburb Doncaster East

Period - From 01/01/2025 to 31/12/2025 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 5/13 Dehnert St DONCASTER EAST 3109	\$835,000	03/12/2025
2		
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: 13/03/2026 12:58

John Konidaris
03 9842 8000
0412 776 650

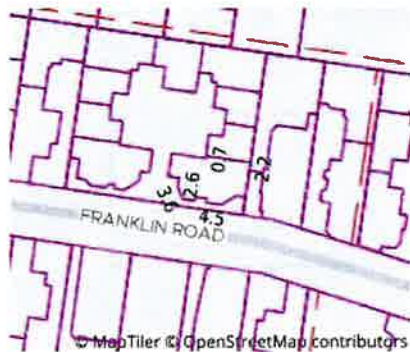
john.konidaris@harcourts.com.au

Indicative Selling Price

\$790,000 - \$860,000

Median Unit Price

Year ending December 2025: \$885,000



 3  2  2

Property Type:

Land Size: 244 sqm approx

Agent Comments

Comparable Properties



5/13 Dehnert St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  1

Price: \$835,000

Method: Sold Before Auction

Date: 03/12/2025

Property Type: Unit

Land Size: 163 sqm approx

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.