

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 3/10-12 Paul Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$687,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2025 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	1/58 Ayr St DONCASTER 3108	\$1,015,000	21/11/2025
2	3/39 Orchard Cr MONT ALBERT NORTH 3129	\$1,050,000	11/09/2025
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.

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Indicative Selling Price

\$980,000 - \$1,070,000

Median Unit Price

December quarter 2025: \$687,000



3 2 2

Property Type: Unit

Land Size: 446 sqm approx

Agent Comments

Comparable Properties



1/58 Ayr St DONCASTER 3108 (REI/VG)

Agent Comments

3 2 1

Price: \$1,015,000

Method: Private Sale

Date: 21/11/2025

Property Type: Unit

Land Size: 318 sqm approx



3/39 Orchard Cr MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 2 1

Price: \$1,050,000

Method: Private Sale

Date: 11/09/2025

Property Type: Unit

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



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