

# 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

2/304 George Street, Doncaster Vic 3108

### Indicative selling price

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

Range between \$955,000 & \$1,050,000

### Median sale price

Median price \$1,556,500 Property Type House Suburb Doncaster

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	12a Baird St.N DONCASTER 3108	\$950,000	24/12/2025
2	1/1 Baird St.N DONCASTER 3108	\$950,000	07/10/2025
3	97 Church Rd DONCASTER 3108	\$1,090,000	04/10/2025

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:

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**Indicative Selling Price**

\$955,000 - \$1,050,000

**Median House Price**

Year ending December 2025: \$1,556,500



3 2 1

**Property Type:** House

**Land Size:** 393 sqm approx

**Agent Comments**

## Comparable Properties



12a Baird St.N DONCASTER 3108 (REI)

**Agent Comments**

3 2 2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 24/12/2025

**Property Type:** House

**Land Size:** 254 sqm approx



1/1 Baird St.N DONCASTER 3108 (REI)

**Agent Comments**

3 2 1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 07/10/2025

**Property Type:** Unit



97 Church Rd DONCASTER 3108 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$1,090,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** House (Res)

**Land Size:** 516 sqm approx

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