

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

4/2 Daws Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$980,000 & \$1,050,000

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	2/10 Bullen St DONCASTER EAST 3109	\$1,017,500	28/02/2026
2	8a Meryl St DONCASTER EAST 3109	\$920,000	25/10/2025
3	2/34 Rosella St DONCASTER EAST 3109	\$960,000	11/10/2025

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:

06/03/2026 09:06



3 2 2

Property Type: Unit
Land Size: 283 sqm approx
 Agent Comments

Indicative Selling Price
 \$980,000 - \$1,050,000
Median Unit Price
 Year ending December 2025: \$885,000

Comparable Properties



2/10 Bullen St DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$1,017,500
Method: Auction Sale
Date: 28/02/2026
Rooms: 9
Property Type: Unit
Land Size: 331 sqm approx



8a Meryl St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 1

Price: \$920,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit
Land Size: 384 sqm approx



2/34 Rosella St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 1

Price: \$960,000
Method: Private Sale
Date: 11/10/2025
Property Type: Unit
Land Size: 282 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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