

# 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

2/875 Doncaster Road, Doncaster East Vic 3109

### Indicative selling price

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

Single price

\$1,100,000

### 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	4/1 Bowen Rd DONCASTER EAST 3109	\$1,100,000	24/02/2026
2	2/12 Dianne St DONCASTER EAST 3109	\$1,156,000	21/02/2026
3	3/942 Doncaster Rd DONCASTER EAST 3109	\$1,035,000	22/01/2026

**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:

02/03/2026 11:26

2/875 Doncaster Road, Doncaster East Vic 3109



 4  2  2

**Property Type:** Townhouse (Res)

**Land Size:** 212 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000

**Median Unit Price**

Year ending December 2025: \$885,000

## Comparable Properties



**4/1 Bowen Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 24/02/2026

**Rooms:** 7

**Property Type:** Townhouse (Res)



**2/12 Dianne St DONCASTER EAST 3109 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,156,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** Unit



**3/942 Doncaster Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,035,000

**Method:** Private Sale

**Date:** 22/01/2026

**Property Type:** Townhouse (Single)

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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