

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

7/3 Franklin Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$822,500

Property Type

Unit

Suburb

Doncaster East

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	7/51 Talford St DONCASTER EAST 3109	\$666,000	10/12/2025
2	202/1 Mitcham Rd DONVALE 3111	\$753,000	17/10/2025
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

\$700,000 - \$750,000

Median Unit Price

December quarter 2025: \$822,500



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



7/51 Talford St DONCASTER EAST 3109 (REI)

Agent Comments

 2  2  1

Price: \$666,000

Method: Private Sale

Date: 10/12/2025

Property Type: Apartment



202/1 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments

 2  2  1

Price: \$753,000

Method: Private Sale

Date: 17/10/2025

Property Type: Apartment

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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