

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 5/13 Franklin Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$720,000 & \$770,000

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	1/930 Doncaster Rd DONCASTER EAST 3109	\$741,000	22/11/2025
2	2/30 Paula Cr DONCASTER EAST 3109	\$780,000	21/10/2025
3	5/1 Leeds St DONCASTER EAST 3109	\$772,000	30/08/2025

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.~~

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Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

December quarter 2025: \$822,500



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



1/930 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 1 1

Price: \$741,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Unit

Land Size: 217 sqm approx



2/30 Paula Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 1 1

Price: \$780,000

Method: Private Sale

Date: 21/10/2025

Property Type: Unit



5/1 Leeds St DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 1 1

Price: \$772,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Unit

Land Size: 208 sqm approx

Account - Jellis Craig | P: 03 8841 4888