

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

1/55 FRANKLIN ROAD DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

3/52 FRANKLIN ROAD DONCASTER EAST VIC 3109	\$1,360,000	13-Sep-25
3/52 ST CLEMS ROAD DONCASTER EAST VIC 3109	\$1,350,000	14-Oct-25

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 6 months.

This Statement of Information was prepared on: 18 February 2026



**3/52 FRANKLIN ROAD
DONCASTER EAST VIC 3109**

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Sold Price **\$1,360,000** Sold Date **13-Sep-25**

Distance **0.05km**



**3/52 ST CLEMS ROAD DONCASTER
EAST VIC 3109**

 4  4  2

Sold Price **\$1,350,000** Sold Date **14-Oct-25**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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