

# 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

2/11 Paul Street, Doncaster Vic 3108

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,070,000 Property Type Townhouse Suburb Doncaster

Period - From 23/02/2025 to 22/02/2026 Source Property Data

### 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	2/1 Malcolm Cr DONCASTER 3108	\$940,000	09/02/2026
2	2/365 Manningham Rd DONCASTER 3108	\$960,000	11/10/2025
3	3/1-3 Frank St DONCASTER 3108	\$905,000	13/09/2025

**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:

23/02/2026 15:20



 3    2    2

**Property Type:** Townhouse

**Land Size:** 159 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

23/02/2025 - 22/02/2026: \$1,070,000

## Comparable Properties



**2/1 Malcolm Cr DONCASTER 3108 (REI)**

Agent Comments

 3    2    1

**Price:** \$940,000

**Method:** Private Sale

**Date:** 09/02/2026

**Property Type:** Townhouse (Res)



**2/365 Manningham Rd DONCASTER 3108 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 238 sqm approx



**3/1-3 Frank St DONCASTER 3108 (REI)**

Agent Comments

 3    2    2

**Price:** \$905,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



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