

# 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

1/15 Ross Street, 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$890,000 Property Type Unit Suburb Doncaster East

Period - From 20/01/2025 to 19/01/2026 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	2/52 Franklin Rd DONCASTER EAST 3109	\$1,345,000	13/12/2025
2	2/15 Beverley St DONCASTER EAST 3109	\$1,380,000	15/11/2025
3	4/21 Victoria St DONCASTER 3108	\$1,328,000	18/10/2025

**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: 20/01/2026 16:06



 4   
  2   
  2

**Property Type:** House (Res)

**Land Size:** 394 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Unit Price**

20/01/2025 - 19/01/2026: \$890,000

## Comparable Properties



**2/52 Franklin Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 4   
  3   
  2

**Price:** \$1,345,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** Townhouse (Res)



**2/15 Beverley St DONCASTER EAST 3109 (REI)**

Agent Comments

 4   
  2   
  2

**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** Townhouse (Res)



**4/21 Victoria St DONCASTER 3108 (REI/VG)**

Agent Comments

 4   
  3   
  2

**Price:** \$1,328,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 293 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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