

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

6 Frater Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,614,000 Property Type House Suburb Doncaster East

Period - From 24/06/2025 to 23/06/2026 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	48 Dryden St DONCASTER EAST 3109	\$1,311,600	13/06/2026
2	27 George St DONCASTER EAST 3109	\$1,250,000	25/05/2026
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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: 24/06/2026 09:27



Property Type: House

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



48 Dryden St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,311,600

Method: Auction Sale

Date: 13/06/2026

Rooms: 5

Property Type: House (Res)

Land Size: 767 sqm approx



27 George St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 25/05/2026

Property Type: House (Res)

Land Size: 666 sqm approx

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.