

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

4/38 FREDERICK STREET DONCASTER VIC 3108

Indicative selling price

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

Single Price

\$975,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2024

to

31 Oct 2025

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

5/93 HARRISON STREET BOX HILL NORTH VIC 3129	\$980,000	16-Aug-25
4/60 SWEYN STREET BALWYN NORTH VIC 3104	\$1,035,000	07-May-25
2/17 HIGH STREET DONCASTER VIC 3108	\$990,000	21-Jun-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: 06 November 2025



**5/93 HARRISON STREET BOX HILL
NORTH VIC 3129**

Sold Price

\$980,000

Sold Date

16-Aug-25



3



2



2

Distance

1.02km



**4/60 SWEYN STREET BALWYN
NORTH VIC 3104**

Sold Price

\$1,035,000

Sold Date

07-May-25



3



2



2

Distance

1.91km



**2/17 HIGH STREET DONCASTER
VIC 3108**

Sold Price

\$990,000

Sold Date

21-Jun-25



3



2



2

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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