

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: 2/22 Amdura Road, Doncaster East Vic 3109

Indicative selling price

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

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

Median sale price

Median price: \$933,000
Property Type: Unit
Suburb: Doncaster East
Period - From: 01/07/2024 to 30/06/2025
Source: REIV

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	2/167 Blackburn Rd DONCASTER EAST 3109	\$925,000	10/07/2025
2	2/15-17 Roger St DONCASTER EAST 3109	\$988,000	03/06/2025
3	1/44 Franklin Rd DONCASTER EAST 3109	\$960,000	12/05/2025

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: 29/07/2025 12:46

2/22 Amdura Road, Doncaster East Vic 3109

Edison Kong
0435 841 615
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 4  2  2

Rooms: 7
Property Type: Townhouse (Res)
Land Size: 152 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
Year ending June 2025: \$933,000

Comparable Properties



2/167 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$925,000
Method: Private Sale
Date: 10/07/2025
Property Type: Townhouse (Res)
Land Size: 161 sqm approx



2/15-17 Roger St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  -

Price: \$988,000
Method: Private Sale
Date: 03/06/2025
Property Type: Unit
Land Size: 253 sqm approx



1/44 Franklin Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  2

Price: \$960,000
Method: Sold Before Auction
Date: 12/05/2025
Property Type: Unit
Land Size: 271 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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