

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 3/31 Ross Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,201,000 Property Type Townhouse Suburb Doncaster East

Period - From 10/09/2024 to 09/09/2025 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	6/14 Frederick St DONCASTER 3108	\$875,000	02/07/2025
2	13/1-3 Frank St DONCASTER 3108	\$870,000	25/05/2025
3	1/30-32 Larkspur Av DONCASTER 3108	\$875,000	12/04/2025

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: 10/09/2025 19:13

3/31 Ross Street, Doncaster East Vic 3109



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Townhouse Price
10/09/2024 - 09/09/2025: \$1,201,000

Comparable Properties



6/14 Frederick St DONCASTER 3108 (REI/VG)

[Agent Comments](#)



Price: \$875,000
Method: Private Sale
Date: 02/07/2025
Property Type: Townhouse (Res)



13/1-3 Frank St DONCASTER 3108 (REI)

[Agent Comments](#)



Price: \$870,000
Method: Private Sale
Date: 25/05/2025
Property Type: Townhouse (Single)



1/30-32 Larkspur Av DONCASTER 3108 (REI/VG)

[Agent Comments](#)



Price: \$875,000
Method: Private Sale
Date: 12/04/2025
Property Type: Townhouse (Single)

Account - McGrath Doncaster | P: 03 8822 6188



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