

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 2/3 Lord Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$920,000 & \$1,000,000

Median sale price

Median price \$1,203,000 Property Type Townhouse Suburb Doncaster East

Period - From 12/06/2024 to 11/06/2025 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	2/35 Ross St DONCASTER EAST 3109	\$940,000	05/06/2025
2	2/736 Doncaster Rd DONCASTER 3108	\$961,000	28/05/2025
3	4/878 Doncaster Rd DONCASTER EAST 3109	\$950,000	23/03/2025

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: 12/06/2025 15:15

2/3 Lord Street, Doncaster East Vic 3109



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$920,000 - \$1,000,000

Median Townhouse Price

12/06/2024 - 11/06/2025: \$1,203,000

Comparable Properties



2/35 Ross St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$940,000

Method: Private Sale

Date: 05/06/2025

Property Type: Townhouse (Single)



2/736 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

3 3 2

Price: \$961,000

Method: Sold Before Auction

Date: 28/05/2025

Property Type: Townhouse (Res)

Land Size: 797 sqm approx



4/878 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Auction Sale

Date: 23/03/2025

Property Type: Townhouse (Res)

Land Size: 200 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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