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	2/35 Ross Street, Doncaster East Vic 3109

Indicative selling price

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

Single price $965,000

Median sale price

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

Period - From 24/05/2024 to 23/05/2025 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	1/6 Gilmore Rd DONCASTER 3108	$950,000	30/04/2025
2			
3			

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: 24/05/2025 14:43

RT Edgar



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$965,000
Median Townhouse Price
24/05/2024 - 23/05/2025: $1,201,000

Comparable Properties



1/6 Gilmore Rd DONCASTER 3108 (REI)

3 2 2

Price: $950,000
Method: Private Sale
Date: 30/04/2025
Property Type: Townhouse (Res)

Agent Comments

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

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