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<br>Including suburb and postcode | 4/2 Daws Road, Doncaster East Vic 3109 |

## Indicative selling price

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

Single price $1,060,000

## Median sale price

Median price $885,000 Property Type Unit Suburb Doncaster East

Period - From 01/01/2025 to 31/12/2025 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 | 2/10 Bullen St DONCASTER EAST 3109 | $1,017,500 | 28/02/2026 |
| 2 | 2/2-4 Bellevue Av DONCASTER EAST 3109 | $1,025,000 | 15/11/2025 |
| 3 | 1/13 St Clems Rd DONCASTER EAST 3109 | $1,090,000 | 11/10/2025 |

**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: 30/03/2026 09:28

# 4/2 Daws Road, Doncaster East Vic 3109

JellisCraig

Georgio Tsatsos
8841 4888
0487 300 564
georgiotsatsos@jelliscraig.com.au




3 2 2

**Property Type:** Unit
**Land Size:** 283 sqm approx

Agent Comments

**Indicative Selling Price**
$1,060,000
**Median Unit Price**
Year ending December 2025: $885,000

## Comparable Properties



**2/10 Bullen St DONCASTER EAST 3109 (REI)**

3 1 2

**Price:** $1,017,500
**Method:** Auction Sale
**Date:** 28/02/2026
**Rooms:** 9
**Property Type:** Unit
**Land Size:** 331 sqm approx

Agent Comments



**2/2-4 Bellevue Av DONCASTER EAST 3109 (REI)**

3 2 2

**Price:** $1,025,000
**Method:** Auction Sale
**Date:** 15/11/2025
**Property Type:** Unit
**Land Size:** 246 sqm approx

Agent Comments



**1/13 St Clems Rd DONCASTER EAST 3109 (REI/VG)**

3 2 2

**Price:** $1,090,000
**Method:** Private Sale
**Date:** 11/10/2025
**Property Type:** Unit
**Land Size:** 291 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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