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	5/285-287 George Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,100,000 Property Type Townhouse Suburb Doncaster

Period - From 16/08/2024 to 15/08/2025 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	6/12 Curlew Ct DONCASTER 3108	$1,531,000	26/07/2025
2	241a High St TEMPLESTOWE LOWER 3107	$1,450,000	24/05/2025
3	21 Thiele St DONCASTER 3108	$1,385,000	13/03/2025

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: 16/08/2025 18:51

5/285-287 George Street, Doncaster Vic 3108

RT Edgar

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Property Type:
Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median Townhouse Price
16/08/2024 - 15/08/2025: $1,100,000

Comparable Properties



6/12 Curlew Ct DONCASTER 3108 (REI)

4 3 2

Price: $1,531,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Res)

Agent Comments



241a High St TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,450,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Single)
Land Size: 329 sqm approx

Agent Comments



21 Thiele St DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,385,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: Townhouse (Res)
Land Size: 281 sqm approx

Agent Comments

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