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	7/3 Franklin Road, Doncaster East Vic 3109

Indicative selling price

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

Range between $680,000 & $720,000

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	7/51 Talford St DONCASTER EAST 3109	$666,000	10/12/2025
2	207/37 Churchill St DONCASTER EAST 3109	$680,000	27/02/2026
3	202/1 Mitcham Rd DONVALE 3111	$753,000	17/10/2025

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: 10/03/2026 16:07

7/3 Franklin Road, Doncaster East Vic 3109

JellisCraig

Kristy Djordevic
8841 4888
0467 884 530
kristydjordevic@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
Year ending December 2025: $885,000

Comparable Properties



7/51 Talford St DONCASTER EAST 3109 (REI/VG)

2 2 1

Price: $666,000
Method: Private Sale
Date: 10/12/2025
Property Type: Apartment

Agent Comments



207/37 Churchill St DONCASTER EAST 3109 (REI)

2 2 1

Price: $680,000
Method: Private Sale
Date: 27/02/2026
Property Type: Apartment

Agent Comments



202/1 Mitcham Rd DONVALE 3111 (REI/VG)

2 2 1

Price: $753,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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