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	G07/775-777 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between $775,000 & $850,000

Median sale price

Median price $687,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2025 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	2/9 Elizabeth St DONCASTER EAST 3109	$815,000	06/12/2025
2	403/600 Doncaster Rd DONCASTER 3108	$865,000	15/11/2025
3	2/27 Dryden St DONCASTER EAST 3109	$836,000	18/10/2025

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: 02/03/2026 12:39

G07/775-777 Doncaster Road, Doncaster Vic 3108

Brenton Linmeiers
9840 1111
0412 791 546
brenton.linmeiers@marshallwhite.com.au

Property Type:
Agent Comments

Indicative Selling Price
$775,000 - $850,000
Median Unit Price
December quarter 2025: $687,000

Comparable Properties



2/9 Elizabeth St DONCASTER EAST 3109 (REI/VG)

2 | 1 | 1

Agent Comments

Price: $815,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Unit
Land Size: 348 sqm approx

403/600 Doncaster Rd DONCASTER 3108 (VG)

3 | - | -

Agent Comments

Price: $865,000
Method: Sale
Date: 15/11/2025
Property Type: Flat/Unit/Apartment (Res)

2/27 Dryden St DONCASTER EAST 3109 (VG)

2 | - | -

Agent Comments

Price: $836,000
Method: Sale
Date: 18/10/2025
Property Type: Flat/Unit/Apartment (Res)

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