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	4/12-14 Franklin Road, Doncaster East Vic 3109

Indicative selling price

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

Single price $750,000

Median sale price

Median price $880,000 Property Type Unit Suburb Doncaster East

Period - From 01/07/2025 to 30/06/2026 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	5/13 Franklin Rd DONCASTER EAST 3109	$770,000	11/03/2026
2	1/7 Elizabeth St DONCASTER EAST 3109	$779,000	04/03/2026
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: 14/08/2026 13:29

4/12-14 Franklin Road, Doncaster East Vic 3109

JellisCraig

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$750,000
Median Unit Price
Year ending June 2026: $880,000

Comparable Properties



5/13 Franklin Rd DONCASTER EAST 3109 (REI/VG)

2 1 1

Price: $770,000
Method: Private Sale
Date: 11/03/2026
Property Type: Unit
Land Size: 137 sqm approx

Agent Comments



1/7 Elizabeth St DONCASTER EAST 3109 (VG)

2 - -

Price: $779,000
Method: Sale
Date: 04/03/2026
Property Type: Flat/Unit/Apartment (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.

REIV THE DIFFERENCE

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