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: 4/15-17 Roger Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $865,500 Property Type Unit Suburb Doncaster East

Period - From 01/01/2026 to 31/03/2026 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	7/7-11 Darcy St DONCASTER 3108	$785,000	02/05/2026
2	9/25 Franklin Rd DONCASTER EAST 3109	$851,000	08/04/2026
3	28 Belvoir St DONCASTER EAST 3109	$865,000	29/01/2026

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: 30/06/2026 09:59

JellisCraig

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Indicative Selling Price
$780,000 - $850,000
Median Unit Price
March quarter 2026: $865,500



3 1 1

Property Type: Unit
Land Size: 274 sqm approx

Agent Comments

Comparable Properties



7/7-11 Darcy St DONCASTER 3108 (REI)

3 1 1

Price: $785,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit

Agent Comments



9/25 Franklin Rd DONCASTER EAST 3109 (REI/VG)

3 1 1

Price: $851,000
Method: Sold Before Auction
Date: 08/04/2026
Property Type: Unit
Land Size: 244 sqm approx

Agent Comments



28 Belvoir St DONCASTER EAST 3109 (REI/VG)

3 1 2

Price: $865,000
Method: Private Sale
Date: 29/01/2026
Property Type: Townhouse (Res)
Land Size: 221 sqm approx

Agent Comments

REIV THE DIFFERENCE

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