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	8/14 Frederick Street, Doncaster Vic 3108

Indicative selling price

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

Range between $740,000 & $780,000

Median sale price

Median price $701,000 Property Type Unit Suburb Doncaster

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	3c Henry St DONCASTER 3108	$750,000	16/03/2026
2	92 Harvest Ct DONCASTER 3108	$765,000	02/04/2026
3	7/798 Elgar Rd DONCASTER 3108	$770,000	09/05/2026

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: 29/07/2026 17:08

8/14 Frederick Street, Doncaster Vic 3108

JellisCraig

Nicole Qiu
8841 4888
0422 419 357
nicoleqiu@jelliscraig.com.au



2 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$740,000 - $780,000
Median Unit Price
Year ending June 2026: $701,000

Comparable Properties



3c Henry St DONCASTER 3108 (VG)

2 - -

Price: $750,000
Method: Sale
Date: 16/03/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



92 Harvest Ct DONCASTER 3108 (REI/VG)

3 2 1

Price: $765,000
Method: Private Sale
Date: 02/04/2026
Property Type: Townhouse (Single)

Agent Comments



7/798 Elgar Rd DONCASTER 3108 (REI/VG)

3 2 2

Price: $770,000
Method: Private Sale
Date: 09/05/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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