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<br>Including suburb and postcode | 9 Carnarvon Street, Doncaster Vic 3108 |

## Indicative selling price

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

Single price $910,000

## Median sale price

Median price $1,045,000 Property Type Townhouse Suburb Doncaster

Period - From 17/08/2025 to 16/08/2026 Source Property Data

## 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 | 8/2 Curlew Ct DONCASTER 3108 | $855,000 | 02/06/2026 |
| 2 | 2/11 Paul St DONCASTER 3108 | $850,000 | 04/05/2026 |
| 3 | 11a Henry St DONCASTER 3108 | $950,000 | 16/04/2026 |

**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: 17/08/2026 10:21

# 9 Carnarvon Street, Doncaster Vic 3108

JellisCraig

Thi Nguyen
8841 4888
0423 027 036
thinguyen@jelliscraig.com.au




3 2 2

**Rooms:** 6
**Property Type:** Townhouse (Res)
**Land Size:** 212 sqm approx

Agent Comments

**Indicative Selling Price**
$910,000
**Median Townhouse Price**
17/08/2025 - 16/08/2026: $1,045,000

## Comparable Properties



**8/2 Curlew Ct DONCASTER 3108 (REI/VG)**

3 2 1

**Price:** $855,000
**Method:** Private Sale
**Date:** 02/06/2026
**Property Type:** Townhouse (Res)

Agent Comments



**2/11 Paul St DONCASTER 3108 (REI/VG)**

3 2 2

**Price:** $850,000
**Method:** Private Sale
**Date:** 04/05/2026
**Property Type:** Townhouse (Res)
**Land Size:** 159 sqm approx

Agent Comments



**11a Henry St DONCASTER 3108 (REI/VG)**

3 2 2

**Price:** $950,000
**Method:** Private Sale
**Date:** 16/04/2026
**Property Type:** Townhouse (Single)

Agent Comments

**Account** - Jellis Craig | P: 03 8841 4888

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