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	42 Franklin Road, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,689,000 Property Type House Suburb Doncaster East

Period - From 01/07/2025 to 30/09/2025 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	24 Jessie St BLACKBURN NORTH 3130	$1,388,000	20/09/2025
2	15 Murphy Rd DONCASTER EAST 3109	$1,350,000	15/09/2025
3	21 Roy St DONVALE 3111	$1,280,000	15/08/2025

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: 08/10/2025 09:30

42 Franklin Road, Doncaster East Vic 3109

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3 1 2

Property Type: House
Land Size: 715 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
September quarter 2025: $1,689,000

Comparable Properties



24 Jessie St BLACKBURN NORTH 3130 (REI)

3 2 2

Price: $1,388,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 587 sqm approx

Agent Comments



15 Murphy Rd DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,350,000
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments



21 Roy St DONVALE 3111 (REI)

3 1 2

Price: $1,280,000
Method: Private Sale
Date: 15/08/2025
Property Type: House (Res)

Agent Comments

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