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	1B Toni Street, Doncaster Vic 3108

Indicative selling price

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

Range between $870,000 & $900,000

Median sale price

Median price $1,093,000 Property Type Townhouse Suburb Doncaster

Period - From 14/10/2024 to 13/10/2025 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	2/18 Monaco St DONCASTER 3108	$848,000	11/08/2025
2	6/14 Frederick St DONCASTER 3108	$875,000	02/07/2025
3	1/736 Doncaster Rd DONCASTER 3108	$769,999	30/05/2025

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: 14/10/2025 12:38

1B Toni Street, Doncaster Vic 3108

JellisCraig

Stiven Mrkela
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2 2 1

Property Type: Townhouse
Land Size: 171 sqm approx

Agent Comments

Additional off street parking

Indicative Selling Price
$870,000 - $900,000
Median Townhouse Price
14/10/2024 - 13/10/2025: $1,093,000

Comparable Properties



2/18 Monaco St DONCASTER 3108 (REI/VG)

2 2 1

Price: $848,000
Method: Private Sale
Date: 11/08/2025
Property Type: Townhouse (Single)

Agent Comments



6/14 Frederick St DONCASTER 3108 (REI/VG)

2 2 2

Price: $875,000
Method: Private Sale
Date: 02/07/2025
Property Type: Townhouse (Res)

Agent Comments



1/736 Doncaster Rd DONCASTER 3108 (REI/VG)

2 2 1

Price: $769,999
Method: Sold Before Auction
Date: 30/05/2025
Property Type: Townhouse (Res)
Land Size: 797 sqm approx

Agent Comments

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