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	4/103 Church Road, Doncaster Vic 3108

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,500,000 Property Type House Suburb Doncaster

Period - From 01/10/2024 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	2/23 Thea Gr DONCASTER EAST 3109	$1,240,000	04/10/2025
2	3/26 Kelly St DONCASTER 3108	$1,150,000	22/07/2025
3	1/1 Malcolm Cr DONCASTER 3108	$1,200,000	15/07/2025

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: 07/10/2025 17:03

4/103 Church Road, Doncaster Vic 3108

JellisCraig

Nicole Qiu
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4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2025: $1,500,000

Comparable Properties



2/23 Thea Gr DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,240,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)

Agent Comments



3/26 Kelly St DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,150,000
Method: Private Sale
Date: 22/07/2025
Property Type: Townhouse (Single)

Agent Comments



1/1 Malcolm Cr DONCASTER 3108 (REI)

4 3 2

Price: $1,200,000
Method: Private Sale
Date: 15/07/2025
Property Type: Townhouse (Single)
Land Size: 312 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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