

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

2/14 Fairway 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 \$1,105,500

Property Type Townhouse

Suburb Doncaster

Period - From 19/06/2024

to

18/06/2025

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	3/1 Hill Ct DONCASTER 3108	\$1,100,000	31/05/2025
2	2/1 Louise Ct DONCASTER 3108	\$1,101,000	24/05/2025
3	1/28-30 Winfield Rd BALWYN NORTH 3104	\$1,150,000	21/05/2025

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:

19/06/2025 09:28



3 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
19/06/2024 - 18/06/2025: \$1,105,500

Comparable Properties



3/1 Hill Ct DONCASTER 3108 (REI)

Agent Comments

3 3 2

Price: \$1,100,000
Method: Private Sale
Date: 31/05/2025
Property Type: Townhouse (Res)



2/1 Louise Ct DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,101,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)



1/28-30 Winfield Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 21/05/2025
Property Type: Townhouse (Single)