

# 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

3/1141 Doncaster Road, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$730,000

&

\$780,000

### Median sale price

Median price

\$842,500

Property Type

Unit

Suburb

Donvale

Period - From

01/07/2024

to

30/06/2025

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	1/54 Rosella St DONCASTER EAST 3109	\$770,000	07/06/2025
2	1/959 Doncaster Rd DONCASTER EAST 3109	\$800,000	11/03/2025
3	7/930 Doncaster Rd DONCASTER EAST 3109	\$755,000	15/02/2025

**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:

30/07/2025 17:08

3/1141 Doncaster Road, Donvale Vic 3111

JellisCraig

Nicole Qiu

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**Indicative Selling Price**

\$730,000 - \$780,000

**Median Unit Price**

Year ending June 2025: \$842,500



2 1 1

**Property Type:** Unit

**Land Size:** 251 sqm approx

**Agent Comments**

## Comparable Properties



**1/54 Rosella St DONCASTER EAST 3109 (REI)**

**Agent Comments**

2 1 1

**Price:** \$770,000

**Method:** Auction Sale

**Date:** 07/06/2025

**Property Type:** Unit



**1/959 Doncaster Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$800,000

**Method:** Sold Before Auction

**Date:** 11/03/2025

**Property Type:** Unit

**Land Size:** 266 sqm approx



**7/930 Doncaster Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$755,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** Unit

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



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