

## 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

36 CHURCH ROAD DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,150,000

&

\$2,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,545,500

Property type

House

Suburb

Doncaster

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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 6 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

6A ROSS STREET DONCASTER EAST VIC 3109	\$2,200,000	14-Feb-26
12 AVOCET STREET DONCASTER EAST VIC 3109	\$2,288,000	13-Feb-26

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 6 months.

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**6A ROSS STREET DONCASTER  
EAST VIC 3109**

4 4 2

Sold Price **\$2,200,000** Sold Date **14-Feb-26**

Distance **0.77km**



**12 AVOCET STREET DONCASTER  
EAST VIC 3109**

4 - -

Sold Price **\$2,288,000** Sold Date **13-Feb-26**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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