

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

2/3 Bowen Road, Doncaster East Vic 3109

Indicative selling price

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

Single price \$799,000

Median sale price

Median price \$894,000

Property Type Unit

Suburb Doncaster East

Period - From 01/04/2026

to 30/06/2026

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	4/12-14 Franklin Rd DONCASTER EAST 3109	\$742,500	29/08/2026
2	3/1-5 Burnt St NUNAWADING 3131	\$810,000	30/05/2026
3	5/13 Lindsay Av NUNAWADING 3131	\$729,000	12/05/2026

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:

21/09/2026 09:22



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



4/12-14 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments

2 1 1

Price: \$742,500

Method: Private Sale

Date: 29/08/2026

Property Type: Unit



3/1-5 Burnt St NUNAWADING 3131 (REI)

Agent Comments

2 1 2

Price: \$810,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Unit

Land Size: 212 sqm approx



5/13 Lindsay Av NUNAWADING 3131 (REI)

Agent Comments

2 1 1

Price: \$729,000

Method: Sold Before Auction

Date: 12/05/2026

Property Type: Unit

Land Size: 227 sqm approx