

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 FROMHOLD DRIVE DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,471,500

Property type

House

Suburb

Doncaster

Period-from

01 Oct 2024

to

30 Sep 2025

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

119 CHURCH ROAD DONCASTER VIC 3108

\$1,399,000

31-May-25

11 AMBROSE STREET DONCASTER VIC 3108

\$1,328,800

15-Sep-25

43 ROSELAND GROVE DONCASTER VIC 3108

\$1,400,000

22-Apr-25

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.

This Statement of Information was prepared on: 17 October 2025

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**119 CHURCH ROAD DONCASTER
VIC 3108**

3 1 3

Sold Price

\$1,399,000

Sold Date

31-May-25

Distance

0.52km



**11 AMBROSE STREET DONCASTER
VIC 3108**

3 1 1

Sold Price

^{RS} **\$1,328,800**

Sold Date

15-Sep-25

Distance

0.26km



**43 ROSELAND GROVE
DONCASTER VIC 3108**

2 2 2

Sold Price

\$1,400,000

Sold Date

22-Apr-25

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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