

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

201/721 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$550,000

&

\$565,000

Median sale price

Median price \$675,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2024

to 30/09/2025

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	607/5 Elgar Ct DONCASTER 3108	\$565,000	20/08/2025
2	519/632 Doncaster Rd DONCASTER 3108	\$560,000	01/07/2025
3	216/642 Doncaster Rd DONCASTER 3108	\$562,800	01/06/2025

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:

14/10/2025 18:02

201/721 Elgar Road, Doncaster Vic 3108

Edison Kong
0435 841 615
edisonkong@mcgrath.com.au



3 Bedrooms 2 Bathrooms 1 Car Space

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$550,000 - \$565,000
Median Unit Price
Year ending September 2025: \$675,000

Comparable Properties



607/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments

2 Bedrooms 2 Bathrooms 1 Car Space

Price: \$565,000
Method: Private Sale
Date: 20/08/2025
Property Type: Apartment
Land Size: 2382 sqm approx



519/632 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments

2 Bedrooms - Bathrooms - Car Space

Price: \$560,000
Method: Sale
Date: 01/07/2025
Property Type: Strata Unit/Flat



216/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 Bedrooms 2 Bathrooms 1 Car Space

Price: \$562,800
Method: Private Sale
Date: 01/06/2025
Property Type: Apartment

Account - McGrath Doncaster | P: 03 8822 6188



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