

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 23/881 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Doncaster East

Period - From 22/04/2024 to 21/04/2025 Source Property Data

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	17/872 Doncaster Rd DONCASTER EAST 3109	\$595,000	27/03/2025
2	5/75-77 Tram Rd DONCASTER 3108	\$590,000	27/01/2025
3	G06/832 Doncaster Rd DONCASTER 3108	\$575,000	19/11/2024

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: 22/04/2025 14:36



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

22/04/2024 - 21/04/2025: \$650,000

Comparable Properties



17/872 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$595,000

Method: Private Sale

Date: 27/03/2025

Property Type: Apartment



5/75-77 Tram Rd DONCASTER 3108 (REI)

Agent Comments

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Price: \$590,000

Method: Private Sale

Date: 27/01/2025

Property Type: Apartment



G06/832 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$575,000

Method: Private Sale

Date: 19/11/2024

Property Type: Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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