

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

21/800 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$500,000

&

\$530,000

Median sale price

Median price

\$667,500

Property Type

Unit

Suburb

Doncaster

Period - From

01/07/2024

to

30/06/2025

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	34/800 Elgar Rd DONCASTER 3108	\$500,000	13/07/2025
2	7/75-77 Tram Rd DONCASTER 3108	\$525,000	12/07/2025
3	3/719 Elgar Rd DONCASTER 3108	\$500,000	04/04/2025

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:

25/08/2025 14:26

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Indicative Selling Price

\$500,000 - \$530,000

Median Unit Price

Year ending June 2025: \$667,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



34/800 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$500,000
Method: Private Sale
Date: 13/07/2025
Property Type: Unit



7/75-77 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$525,000
Method: Private Sale
Date: 12/07/2025
Property Type: Apartment



3/719 Elgar Rd DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$500,000
Method: Sale
Date: 04/04/2025
Property Type: Strata Unit/Flat

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



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