

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

34/800 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$655,000

Property Type Unit

Suburb Doncaster

Period - From 01/04/2024

to 31/03/2025

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	21/800 Elgar Rd DONCASTER 3108	\$490,000	13/03/2025
2	301/91-93 Tram Rd DONCASTER 3108	\$502,000	17/01/2025
3	903/20 Hepburn Rd DONCASTER 3108	\$526,000	06/12/2024

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:

09/04/2025 14:28

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Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

Year ending March 2025: \$655,000



2 1 1

Rooms: 5
Property Type: Apartment
Agent Comments

Comparable Properties



21/800 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment



301/91-93 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$502,000
Method: Private Sale
Date: 17/01/2025
Property Type: Apartment



903/20 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$526,000
Method: Private Sale
Date: 06/12/2024
Property Type: Apartment

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



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