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	412/8-12 Hepburn Road, Doncaster Vic 3108

Indicative selling price

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

Range between $540,000 & $590,000

Median sale price

Median price $580,000 Property Type Unit Suburb Doncaster

Period - From 19/11/2024 to 18/11/2025 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	201/632 Doncaster Rd DONCASTER 3108	$568,000	23/10/2025
2	113/802 Elgar Rd DONCASTER 3108	$547,500	10/07/2025
3	903/5 Elgar Ct DONCASTER 3108	$585,000	27/05/2025

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: 19/11/2025 14:29

412/8-12 Hepburn Road, Doncaster Vic 3108



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$540,000 - $590,000
Median Unit Price
19/11/2024 - 18/11/2025: $580,000

Comparable Properties



201/632 Doncaster Rd DONCASTER 3108 (REI)

2 2 2

Price: $568,000
Method: Private Sale
Date: 23/10/2025
Property Type: Apartment

Agent Comments



113/802 Elgar Rd DONCASTER 3108 (REI/VG)

2 2 1

Price: $547,500
Method: Private Sale
Date: 10/07/2025
Property Type: Unit

Agent Comments



903/5 Elgar Ct DONCASTER 3108 (REI/VG)

2 2 1

Price: $585,000
Method: Private Sale
Date: 27/05/2025
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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