

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

805/20 Hepburn Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Doncaster

Period - From 30/01/2025 to 29/01/2026 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	904/642 Doncaster Rd DONCASTER 3108	\$534,000	20/01/2026
2	503/7 Berkeley St DONCASTER 3108	\$521,000	22/12/2025
3	204/600 Doncaster Rd DONCASTER 3108	\$550,000	28/11/2025

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:

30/01/2026 17:29


Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

30/01/2025 - 29/01/2026: \$575,000

Comparable Properties


904/642 Doncaster Rd DONCASTER 3108 (REI)

Price: \$534,000

Method: Private Sale

Date: 20/01/2026

Property Type: Apartment

Agent Comments


503/7 Berkeley St DONCASTER 3108 (REI)

Price: \$521,000

Method: Private Sale

Date: 22/12/2025

Property Type: Unit

Agent Comments


204/600 Doncaster Rd DONCASTER 3108 (REI/VG)

Price: \$550,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9803 0400