

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

104/956 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$945,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/07/2025

to

30/09/2025

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	11/881 Doncaster Rd DONCASTER EAST 3109	\$365,000	30/05/2025
2	5/881 Doncaster Rd DONCASTER EAST 3109	\$380,000	28/05/2025
3	109/927 Doncaster Rd DONCASTER EAST 3109	\$300,000	21/02/2025

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:

20/10/2025 11:57



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

September quarter 2025: \$945,000

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.

Comparable Properties



11/881 Doncaster Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

1
 1
 1

Price: \$365,000

Method: Private Sale

Date: 30/05/2025

Property Type: Apartment



5/881 Doncaster Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

1
 1
 1

Price: \$380,000

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment



109/927 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

1
 1
 1

Price: \$300,000

Method: Private Sale

Date: 21/02/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888