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	106/1042 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between $480,000 & $520,000

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	15/881 Doncaster Rd DONCASTER EAST 3109	$490,000	05/11/2025
2	10/164 Blackburn Rd DONCASTER EAST 3109	$510,000	07/10/2025
3	10/1042 Doncaster Rd DONCASTER EAST 3109	$553,000	18/09/2025

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.~~

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106/1042 Doncaster Road, Doncaster East Vic 3109

2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
September quarter 2025: $945,000

Comparable Properties

15/881 Doncaster Rd DONCASTER EAST 3109 (REI)

2 1 1

Price: $490,000
Method: Private Sale
Date: 05/11/2025
Property Type: Apartment

Agent Comments

10/164 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

2 2 1

Price: $510,000
Method: Private Sale
Date: 07/10/2025
Property Type: Unit

Agent Comments

10/1042 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

2 1 1

Price: $553,000
Method: Private Sale
Date: 18/09/2025
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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