

# 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

1/919 Doncaster Road, Doncaster East Vic 3109
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$590,000
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 & 

\$645,000
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### Median sale price

Median price 

\$822,500
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 Property Type 

Unit
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 Suburb 

Doncaster East
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Period - From 

01/10/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	101/1042 Doncaster Rd DONCASTER EAST 3109	\$561,000	26/02/2026
2	16/863 Doncaster Rd DONCASTER EAST 3109	\$610,000	16/12/2025
3	3/885-889 Doncaster Rd DONCASTER EAST 3109	\$652,500	11/12/2025

**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: 

02/04/2026 10:57
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 2  1  2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$590,000 - \$645,000

**Median Unit Price**

December quarter 2025: \$822,500

## Comparable Properties



**101/1042 Doncaster Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$561,000

**Method:** Private Sale

**Date:** 26/02/2026

**Property Type:** Apartment



**16/863 Doncaster Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** Apartment



**3/885-889 Doncaster Rd DONCASTER EAST 3109 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$652,500

**Method:** Private Sale

**Date:** 11/12/2025

**Property Type:** Apartment

**Account - Barry Plant | P: 03 9842 8888**