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	5/881 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between $370,000 & $400,000

Median sale price

Median price $927,500 Property Type Unit Suburb Doncaster East

Period - From 01/01/2025 to 31/03/2025 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	612/91-93 Tram Rd DONCASTER 3108	$376,000	03/04/2025
2	1/863 Doncaster Rd DONCASTER EAST 3109	$381,000	24/12/2024
3	32/765-767 Doncaster Rd DONCASTER 3108	$395,000	08/11/2024

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: 02/05/2025 16:31

5/881 Doncaster Road, Doncaster East Vic 3109



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$370,000 - $400,000
Median Unit Price
March quarter 2025: $927,500

Comparable Properties



612/91-93 Tram Rd DONCASTER 3108 (REI)

1 1 1

Price: $376,000
Method: Private Sale
Date: 03/04/2025
Property Type: Apartment

Agent Comments



1/863 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

1 1 1

Price: $381,000
Method: Private Sale
Date: 24/12/2024
Property Type: Apartment

Agent Comments



32/765-767 Doncaster Rd DONCASTER 3108 (REI)

1 1 1

Price: $395,000
Method: Private Sale
Date: 08/11/2024
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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