

## 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

8/872 Doncaster Road, Doncaster Vic 3108

#### Indicative selling price

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

Range between

\$360,000

&

\$390,000

#### Median sale price

Median price

\$687,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/10/2025

to

31/12/2025

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
1 213/1 Grosvenor St DONCASTER 3108	\$355,000	15/01/2026
2 210/1042 Doncaster Rd DONCASTER EAST 3109	\$412,500	29/11/2025
3 104/956 Doncaster Rd DONCASTER EAST 3109	\$360,000	20/11/2025

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:

21/01/2026 12:47

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$360,000 - \$390,000

**Median Unit Price**

December quarter 2025: \$687,000

## Comparable Properties

**213/1 Grosvenor St DONCASTER 3108 (REI)****Price:** \$355,000**Method:** Private Sale**Date:** 15/01/2026**Property Type:** Apartment

Agent Comments

**210/1042 Doncaster Rd DONCASTER EAST 3109 (REI/VG)****Price:** \$412,500**Method:** Private Sale**Date:** 29/11/2025**Property Type:** Apartment

Agent Comments

**104/956 Doncaster Rd DONCASTER EAST 3109 (REI)****Price:** \$360,000**Method:** Private Sale**Date:** 20/11/2025**Property Type:** Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888