

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

104/5 ELGAR COURT DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

507/600 DONCASTER ROAD DONCASTER VIC 3108	\$365,000	08-May-26
505/632 DONCASTER ROAD DONCASTER VIC 3108	\$355,000	08-Jul-26
111/5 HANKE ROAD DONCASTER VIC 3108	\$355,500	13-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 27 July 2026



**507/600 DONCASTER ROAD
DONCASTER VIC 3108**

 1  1  1

Sold Price

\$365,000

Sold Date **08-May-26**

Distance **0.06km**



**505/632 DONCASTER ROAD
DONCASTER VIC 3108**

 1  1  1

Sold Price

^{RS} **\$355,000**

Sold Date **08-Jul-26**

Distance **0.22km**



**111/5 HANKE ROAD DONCASTER
VIC 3108**

 1  1  1

Sold Price

^{RS} **\$355,500**

Sold Date **13-Jul-26**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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