

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

2/808 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$710,000

&

\$750,000

Median sale price

Median price \$582,000

Property Type Unit

Suburb Doncaster

Period - From 04/08/2025

to

03/08/2026

Source Property Data

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	2/876 Doncaster Rd DONCASTER EAST 3109	\$700,000	10/03/2026
2	2/9 Elizabeth St DONCASTER EAST 3109	\$815,000	06/12/2025
3	6/797 Elgar Rd DONCASTER 3108	\$670,000	25/11/2025

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:

04/08/2026 12:14



2
 1
 2

Property Type: Unit

Agent Comments

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.

Indicative Selling Price

\$710,000 - \$750,000

Median Unit Price

04/08/2025 - 03/08/2026: \$582,000

Comparable Properties



2/876 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

2
 1
 1

Price: \$700,000

Method: Private Sale

Date: 10/03/2026

Property Type: Unit

Land Size: 146 sqm approx



2/9 Elizabeth St DONCASTER EAST 3109 (REI/VG)

Agent Comments

2
 1
 1

Price: \$815,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Unit

Land Size: 348 sqm approx



6/797 Elgar Rd DONCASTER 3108 (REI/VG)

Agent Comments

2
 1
 2

Price: \$670,000

Method: Private Sale

Date: 25/11/2025

Property Type: Unit

Land Size: 219 sqm approx

Account - Barry Plant | P: 03 9874 3355