

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

8/6-8 Elm Tree Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$628,000

&

\$668,000

Median sale price

Median price \$652,000

Property Type Unit

Suburb Doncaster

Period - From 09/09/2025

to

08/09/2026

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	2/808 Elgar Rd DONCASTER 3108	\$685,000	05/09/2026
2	3/9 Goulburn St BOX HILL NORTH 3129	\$686,000	15/08/2026
3	3/63-65 Leeds St DONCASTER EAST 3109	\$660,000	07/08/2026

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:

09/09/2026 11:07



 2  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$628,000 - \$668,000

Median Unit Price

09/09/2025 - 08/09/2026: \$652,000

Comparable Properties



2/808 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

 2  1  2

Price: \$685,000

Method: Auction Sale

Date: 05/09/2026

Property Type: Unit

Land Size: 225 sqm approx



3/9 Goulburn St BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  1

Price: \$686,000

Method: Auction Sale

Date: 15/08/2026

Property Type: Unit

Land Size: 146 sqm approx



3/63-65 Leeds St DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  2

Price: \$660,000

Method: Private Sale

Date: 07/08/2026

Property Type: Unit

Land Size: 248 sqm approx

Account - Barry Plant | P: 03 9842 8888