

# 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

1009/20 Hepburn Road, Doncaster Vic 3108
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### Indicative selling price

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

Range between 

\$680,000
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 & 

\$730,000
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### Median sale price

Median price 

\$666,000
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 Property Type 

Unit
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 Suburb 

Doncaster
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Period - From 

01/01/2026
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 to 

31/03/2026
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 Source 

REIV
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### 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	106/20 Hepburn Rd DONCASTER 3108	\$680,000	06/03/2026
2	212/9 Williamsons Rd DONCASTER 3108	\$808,000	19/11/2025
3	403/600 Doncaster Rd DONCASTER 3108	\$865,000	15/11/2025

**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: 

15/05/2026 10:25
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 3    2    2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$680,000 - \$730,000

**Median Unit Price**

March quarter 2026: \$666,000

## Comparable Properties



**106/20 Hepburn Rd DONCASTER 3108 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$680,000

**Method:** Private Sale

**Date:** 06/03/2026

**Property Type:** Apartment



**212/9 Williamsons Rd DONCASTER 3108 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$808,000

**Method:** Private Sale

**Date:** 19/11/2025

**Property Type:** Apartment

**403/600 Doncaster Rd DONCASTER 3108 (VG)**

Agent Comments

 3    -    -

**Price:** \$865,000

**Method:** Sale

**Date:** 15/11/2025

**Property Type:** Flat/Unit/Apartment (Res)

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