

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

301/3 Red hill Terrace, Doncaster East Vic 3109

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	201/210 Reynolds Rd DONCASTER EAST 3109	\$515,000	09/09/2025
2	G3/7 Red Hill Tce DONCASTER EAST 3109	\$505,000	08/09/2025
3	111/190 Reynolds Rd DONCASTER EAST 3109	\$443,000	17/07/2025

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:



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$520,000

Median Unit Price

September quarter 2025: \$945,000

Comparable Properties



201/210 Reynolds Rd DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$515,000

Method: Sale

Date: 09/09/2025

Property Type: Flat/Unit/Apartment (Res)

G3/7 Red Hill Tce DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$505,000

Method: Sale

Date: 08/09/2025

Property Type: Strata Unit/Flat

111/190 Reynolds Rd DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$443,000

Method: Sale

Date: 17/07/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888