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<br>Including suburb and postcode | 103/180 Reynolds Road, Doncaster East Vic 3109 |

## Indicative selling price

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

Single price $625,000

## Median sale price

Median price $885,000 Property Type Unit Suburb Doncaster East

Period - From 01/01/2025 to 31/12/2025 Source REIV

## 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.

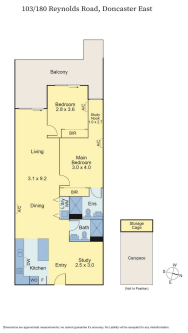
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | G02/190 Reynolds Rd DONCASTER EAST 3109 | $581,000 | 04/02/2026 |
| 2 | G7/180 Reynolds Rd DONCASTER EAST 3109 | $585,000 | 11/12/2025 |
| 3 | 308/200 Reynolds Rd DONCASTER EAST 3109 | $566,000 | 18/10/2025 |

**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: 16/03/2026 08:47

# 103/180 Reynolds Road, Doncaster East Vic 3109




2 + Study | 2 | 1

**Property Type:** Apartment

**Indicative Selling Price**
$625,000
**Median Unit Price**
Year ending December 2025: $885,000

Agent Comments

Council rate: Approx. $1100 PA OC fees: Approx. $2,552 PA. Potential rental: around $630/week. Apartment approx. 87sqm internal + 16sqm balcony

# Comparable Properties



**G02/190 Reynolds Rd DONCASTER EAST 3109 (REI)**

2 | 2 | 1

Agent Comments

**Price:** $581,000
**Method:** Private Sale
**Date:** 04/02/2026
**Property Type:** Apartment



**G7/180 Reynolds Rd DONCASTER EAST 3109 (REI/VG)**

2 | 2 | 1

Agent Comments

**Price:** $585,000
**Method:** Private Sale
**Date:** 11/12/2025
**Property Type:** Apartment

**308/200 Reynolds Rd DONCASTER EAST 3109 (VG)**

2 | - | -

Agent Comments

**Price:** $566,000
**Method:** Sale
**Date:** 18/10/2025
**Property Type:** Flat/Unit/Apartment (Res)

**Account** - Barry Plant | P: 03 9874 3355

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