

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 2/38 Westfield Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$687,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2025 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 | G2/5 Hanke Rd DONCASTER 3108 | \$650,000 | 07/02/2026 |
| 2 | G12/8 Berkeley St DONCASTER 3108 | \$590,000 | 07/02/2026 |
| 3 | 20/75-77 Tram Rd DONCASTER 3108 | \$480,000 | 16/12/2025 |

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: 26/02/2026 00:41

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Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

December quarter 2025: \$687,000



 2  1  2

Property Type: Apartment

Agent Comments

Comparable Properties



G2/5 Hanke Rd DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$650,000

Method: Private Sale

Date: 07/02/2026

Property Type: Apartment



G12/8 Berkeley St DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$590,000

Method: Private Sale

Date: 07/02/2026

Property Type: Apartment



20/75-77 Tram Rd DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$480,000

Method: Private Sale

Date: 16/12/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



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