

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

806/5 Elgar Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 30/09/2024 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	203/101 Tram Rd DONCASTER 3108	\$430,000	10/09/2024
2	502/20 Hepburn Rd DONCASTER 3108	\$460,000	16/01/2024
3	505/1 Grosvenor St DONCASTER 3108	\$455,000	26/09/2023

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:

29/10/2024 09:52



2
 1
 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

Year ending September 2024: \$680,000

Comparable Properties



203/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

2
 1
 1

Price: \$430,000

Method: Private Sale

Date: 10/09/2024

Property Type: Apartment



502/20 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

2
 1
 1

Price: \$460,000

Method: Private Sale

Date: 16/01/2024

Property Type: Apartment



505/1 Grosvenor St DONCASTER 3108 (REI/VG)

Agent Comments

2
 1
 1

Price: \$455,000

Method: Private Sale

Date: 26/09/2023

Property Type: Apartment

Account - VICPROP