Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	404/642 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between	\$510,000	&	\$560,000

Median sale price

Median price	\$670,000	Pro	perty Type	Unit		Suburb	Doncaster
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	921/642 Doncaster Rd DONCASTER 3108	\$540,000	15/11/2024
2	316/632 Doncaster Rd DONCASTER 3108	\$555,000	30/10/2024
3	217/642 Doncaster Rd DONCASTER 3108	\$598,000	04/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/02/2025 13:57









Property Type: Apartment Agent Comments

Indicative Selling Price \$510,000 - \$560,000 Median Unit Price December quarter 2024: \$670,000

Comparable Properties



921/642 Doncaster Rd DONCASTER 3108 (REI/VG)

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2

2

3

Agent Comments

Price: \$540,000 **Method:** Private Sale **Date:** 15/11/2024

Property Type: Apartment



316/632 Doncaster Rd DONCASTER 3108 (REI/VG)

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2



, 2



2

Agent Comments

Agent Comments

Price: \$555,000 Method: Private Sale Date: 30/10/2024

Property Type: Apartment



217/642 Doncaster Rd DONCASTER 3108 (REI/VG)

2

Method: Private Sale



J 2



1

Price: \$598,000

Date: 04/09/2024 Property Type: Apartment

Account - Barry Plant | P: (03) 9431 1243





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