

# 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

23/765 Doncaster Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$640,000

### Median sale price

Median price \$648,000 Property Type Unit Suburb Doncaster

Period - From 03/01/2024 to 02/01/2025 Source Property Data

### 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	305/3 Grosvenor St DONCASTER 3108	\$610,000	28/11/2024
2	520/642 Doncaster Rd DONCASTER 3108	\$643,000	28/09/2024
3	320/642 Doncaster Rd DONCASTER 3108	\$620,000	15/07/2024

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:

03/01/2025 16:17



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$590,000 - \$640,000

**Median Unit Price**

03/01/2024 - 02/01/2025: \$648,000

## Comparable Properties



**305/3 Grosvenor St DONCASTER 3108 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$610,000

**Method:** Auction Sale

**Date:** 28/11/2024

**Property Type:** Apartment



**520/642 Doncaster Rd DONCASTER 3108 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$643,000

**Method:** Private Sale

**Date:** 28/09/2024

**Property Type:** Unit



**320/642 Doncaster Rd DONCASTER 3108 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 15/07/2024

**Property Type:** Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707