

## 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

213/8 HEPBURN ROAD DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

32/765-767 DONCASTER ROAD DONCASTER VIC 3108	\$395,000	03-Nov-24
508/1 GROSVENOR STREET DONCASTER VIC 3108	\$385,000	14-Nov-24
1024/642 DONCASTER ROAD DONCASTER VIC 3108	\$430,000	23-Oct-24

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 6 months.

This Statement of Information was prepared on: 23 April 2025



**32/765-767 DONCASTER ROAD  
DONCASTER VIC 3108**

 1  1  1

Sold Price

**\$395,000**

Sold Date **03-Nov-24**

Distance

**0.42km**



**508/1 GROSVENOR STREET  
DONCASTER VIC 3108**

 1  1  1

Sold Price

**\$385,000**

Sold Date **14-Nov-24**

Distance

**0.66km**



**1024/642 DONCASTER ROAD  
DONCASTER VIC 3108**

 1  1  -

Sold Price

**\$430,000**

Sold Date **23-Oct-24**

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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