

# 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

1/642 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 \$740,000 & \$780,000

### Median sale price

Median price \$1,085,000 Property Type Townhouse Suburb Doncaster

Period - From 03/02/2024 to 02/02/2025 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	18a High St DONCASTER 3108	\$849,000	30/11/2024
2	1001/2 Sovereign Point Ct DONCASTER 3108	\$860,000	26/11/2024
3	401/13-15 Goodson St DONCASTER 3108	\$822,200	05/06/2024

**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:

03/02/2025 10:52



 3
  3
  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$740,000 - \$780,000

**Median Townhouse Price**

03/02/2024 - 02/02/2025: \$1,085,000

## Comparable Properties



**18a High St DONCASTER 3108 (REI)**

Agent Comments

 3
  3
  2

**Price:** \$849,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** Townhouse (Res)

**Land Size:** 121 sqm approx



**1001/2 Sovereign Point Ct DONCASTER 3108 (REI)**

Agent Comments

 3
  2
  2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 26/11/2024

**Property Type:** Apartment



**401/13-15 Goodson St DONCASTER 3108 (REI)**

Agent Comments

 3
  2
  3

**Price:** \$822,200

**Method:** Private Sale

**Date:** 05/06/2024

**Property Type:** Apartment

Account - VICPROP



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