

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale				
Add Including suburb posto	504/642 Doncaster Road, Doncaster			
Indicative sellin	g price			
For the meaning of the	nis price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)			
Single p	price \$549,000			
Median sale prid	ee e			
Median price \$67	70,000 Property type Apartment Suburb Doncaster			
Period - From Oct	2024 to Dec 2024 Source REIV			
Comparable property sales				

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. 507/5 Elgar Court, Doncaster	\$ 545,000	9/01/2025
2. 303/1 Grosvenor Street, Doncaster	\$ 541,000	23/12/2025
3. 203/1 Grosvenor Street, Doncaster	\$ 520,888	8/12/2024

his Statement of Information was prepared on:	23/01/2025



Comparable properties



\$ 545,000

507/5 Elgar Court, Doncaster, Victoria

DATE: 9/01/2025

PROPERTY TYPE: APARTMENT

2

| sqm



\$ 541,000

303/1 Grosvenor Street, Doncaster, Victoria

DATE: 23/12/2025

PROPERTY TYPE: APARTMENT

2

7 2

sqm



\$ 520,888

203/1 Grosvenor Street, Doncaster, Victoria

DATE: 8/12/2024

PROPERTY TYPE: APARTMENT

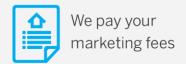
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