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	409/20 Hepburn Road, Doncaster Vic 3108
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$60	00,000	&	\$650,000
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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		Price	Date of sale
1	214/8 Berkeley St DONCASTER 3108	\$615,000	13/12/2024

2	309/20 Hepburn Rd DONCASTER 3108	\$600,000	06/06/2024
3	108/20 Hepburn Rd DONCASTER 3108	\$700,000	01/05/2024

OR

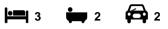
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/01/2025 13:27
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Property Type: Apartment Agent Comments

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price December quarter 2024: \$670,000

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.

Comparable Properties



214/8 Berkeley St DONCASTER 3108 (REI)

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Price: \$615,000

Method: Sold Before Auction

Date: 13/12/2024

Property Type: Apartment

Agent Comments





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Agent Comments



Price: \$600,000 **Method:** Private Sale **Date:** 06/06/2024

Property Type: Apartment

108/20 Hepburn Rd DONCASTER 3108 (REI/VG)



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Agent Comments



Price: \$700,000 Method: Private Sale Date: 01/05/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



