

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

715/600 DONCASTER ROAD DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Dec 2023

to

30 Nov 2024

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

217/600 DONCASTER ROAD DONCASTER VIC 3108	\$590,000	08-Aug-24
401/600 DONCASTER ROAD DONCASTER VIC 3108	\$530,000	23-Aug-23
404/600 DONCASTER ROAD DONCASTER VIC 3108	\$555,000	05-Oct-23

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: 03 December 2024



**217/600 DONCASTER ROAD
DONCASTER VIC 3108**

 2
  2
  1

Sold Price **\$590,000** Sold Date **08-Aug-24**

Distance **0km**



**401/600 DONCASTER ROAD
DONCASTER VIC 3108**

 2
  2
  1

Sold Price **\$530,000** Sold Date **23-Aug-23**

Distance **0km**



**404/600 DONCASTER ROAD
DONCASTER VIC 3108**

 2
  2
  1

Sold Price **\$555,000** Sold Date **05-Oct-23**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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