

# 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

7/885-889 Doncaster Road, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$635,000 Property Type Unit Suburb Doncaster East

Period - From 13/12/2023 to 12/12/2024 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	105/3 Mitchell St DONCASTER EAST 3109	\$585,000	26/09/2024
2	317/3 Mitchell St DONCASTER EAST 3109	\$577,000	13/08/2024
3	4/885-889 Doncaster Rd DONCASTER EAST 3109	\$625,000	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: 13/12/2024 13:45



 2   
  2   
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

13/12/2023 - 12/12/2024: \$635,000

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



**105/3 Mitchell St DONCASTER EAST 3109 (REI)**

Agent Comments

 2   
  2   
  2

**Price:** \$585,000

**Method:** Private Sale

**Date:** 26/09/2024

**Property Type:** Apartment



**317/3 Mitchell St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 2   
  2   
  2

**Price:** \$577,000

**Method:** Private Sale

**Date:** 13/08/2024

**Property Type:** Apartment



**4/885-889 Doncaster Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 01/05/2024

**Property Type:** Apartment

Account - Barry Plant | P: 03 9842 8888