

# 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 G9/5 Red hill Terrace, 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 \$580,000 & \$630,000

### Median sale price

Median price \$927,500 Property Type Unit Suburb Doncaster East

Period - From 01/01/2025 to 31/03/2025 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	309/187 Reynolds Rd DONCASTER EAST 3109	\$580,000	09/02/2025
2	308/5 Red Hill Tce DONCASTER EAST 3109	\$485,000	13/11/2024
3	201/5 Red Hill Tce DONCASTER EAST 3109	\$675,000	04/10/2024

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: 11/04/2025 15:19



3   2   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

March quarter 2025: \$927,500

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



**309/187 Reynolds Rd DONCASTER EAST 3109 (REI/VG)** Agent Comments

2   2   1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 09/02/2025

**Property Type:** Apartment



**308/5 Red Hill Tce DONCASTER EAST 3109 (REI/VG)** Agent Comments

2   2   1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 13/11/2024

**Property Type:** Apartment



**201/5 Red Hill Tce DONCASTER EAST 3109 (REI/VG)** Agent Comments

3   2   2

**Price:** \$675,000

**Method:** Private Sale

**Date:** 04/10/2024

**Property Type:** Apartment

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