

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

903/20 Hepburn Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$510,000 & \$550,000

Median sale price

Median price \$697,500 Property Type Unit Suburb Doncaster

Period - From 01/07/2024 to 30/09/2024 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	208/8 Hepburn Rd DONCASTER 3108	\$530,800	07/11/2024
2	308/8 Hepburn Rd DONCASTER 3108	\$550,000	28/10/2024
3	207/20 Hepburn Rd DONCASTER 3108	\$465,000	11/10/2024

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:

02/12/2024 10:58



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$510,000 - \$550,000

Median Unit Price

September quarter 2024: \$697,500

Comparable Properties



208/8 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$530,800

Method: Private Sale

Date: 07/11/2024

Property Type: Apartment



308/8 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$550,000

Method: Private Sale

Date: 28/10/2024

Property Type: Apartment



207/20 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$465,000

Method: Private Sale

Date: 11/10/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888