

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

105/1058 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$590,000 & \$640,000

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	10/8 George St DONCASTER EAST 3109	\$631,000	17/03/2025
2	2/1137-1139 Doncaster Rd DONVALE 3111	\$624,250	15/11/2024
3	101/927 Doncaster Rd DONCASTER EAST 3109	\$515,000	01/11/2024

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:

12/04/2025 15:04



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
March quarter 2025: \$927,500

Comparable Properties



10/8 George St DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  1

Price: \$631,000
Method: Private Sale
Date: 17/03/2025
Property Type: Apartment



2/1137-1139 Doncaster Rd DONVALE 3111 (REI)

Agent Comments

 2  1  1

Price: \$624,250
Method: Private Sale
Date: 15/11/2024
Property Type: Apartment



101/927 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  2  2

Price: \$515,000
Method: Private Sale
Date: 01/11/2024
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888