

# 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

1/738 Elgar Road, Doncaster Vic 3108

### Indicative selling price

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

Range between \$820,000

&

\$860,000

### Median sale price

Median price \$720,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2025

to 30/09/2025

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	4/511 Elgar Rd MONT ALBERT NORTH 3129	\$880,000	26/11/2025
2	18 High St DONCASTER 3108	\$800,000	13/10/2025
3	3/511 Elgar Rd MONT ALBERT NORTH 3129	\$880,000	03/09/2025

**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:

27/11/2025 14:54

1/738 Elgar Road, Doncaster Vic 3108

**Harcourts**

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**Indicative Selling Price**

\$820,000 - \$860,000

**Median Unit Price**

September quarter 2025: \$720,000



**Property Type:**

Agent Comments

## Comparable Properties



**4/511 Elgar Rd MONT ALBERT NORTH 3129 (REI)**

Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 26/11/2025

**Property Type:** Townhouse (Single)



**18 High St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$800,000

**Method:** Private Sale

**Date:** 13/10/2025

**Property Type:** Townhouse (Single)

**3/511 Elgar Rd MONT ALBERT NORTH 3129 (REI/VG)**

Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 03/09/2025

**Property Type:** Townhouse (Res)

**Account - Harcourts Manningham** | P: 03 9842 8000



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