

# 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

10/800 Elgar Road, Doncaster Vic 3108

### Indicative selling price

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

Range between \$470,000

&

\$517,000

### 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	307/101 Tram Rd DONCASTER 3108	\$486,000	09/10/2024
2	111/18 Berkeley St DONCASTER 3108	\$503,000	09/08/2024
3	804/1 Grosvenor St DONCASTER 3108	\$516,000	18/07/2024

**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:

16/12/2024 10:57



2   
 1.5   
 2

**Property Type:** Unit  
**Land Size:** 120 sqm approx  
**Agent Comments**  
 1 Storage Room

**Indicative Selling Price**  
 \$470,000 - \$517,000  
**Median Unit Price**  
 September quarter 2024: \$697,500

## Comparable Properties



**307/101 Tram Rd DONCASTER 3108 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$486,000  
**Method:** Auction Sale  
**Date:** 09/10/2024  
**Property Type:** Apartment



**111/18 Berkeley St DONCASTER 3108 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$503,000  
**Method:** Private Sale  
**Date:** 09/08/2024  
**Property Type:** Apartment



**804/1 Grosvenor St DONCASTER 3108 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$516,000  
**Method:** Private Sale  
**Date:** 18/07/2024  
**Property Type:** Apartment

Account - VICPROP