

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

1002/20 HEPBURN ROAD DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,580

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

802/20 HEPBURN ROAD DONCASTER VIC 3108	\$505,000	19-Jun-25
212/8 BERKELEY STREET DONCASTER VIC 3108	\$585,000	19-Sep-25
510/5 ELGAR COURT DONCASTER VIC 3108	\$550,000	07-Nov-25

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 6 months.

This Statement of Information was prepared on: 24 November 2025



**802/20 HEPBURN ROAD
DONCASTER VIC 3108**

 2  1  1

Sold Price **\$505,000** Sold Date **19-Jun-25**

Distance **0km**

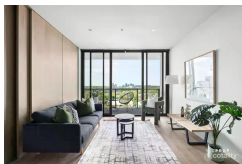


**212/8 BERKELEY STREET
DONCASTER VIC 3108**

 2  1  1

Sold Price ^{RS} **\$585,000** Sold Date **19-Sep-25**

Distance **0.31km**



**510/5 ELGAR COURT DONCASTER
VIC 3108**

 2  1  1

Sold Price ^{RS} **\$550,000** Sold Date **07-Nov-25**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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