

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

1007/5 Elgar Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$465,000

&

\$510,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2024

to 31/12/2024

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	301/91-93 Tram Rd DONCASTER 3108	\$502,000	17/01/2025
2	420/632 Doncaster Rd DONCASTER 3108	\$505,000	12/01/2025
3	1009/5 Elgar Ct DONCASTER 3108	\$510,000	30/10/2024

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:

20/03/2025 15:52



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$465,000 - \$510,000
Median Unit Price
December quarter 2024: \$670,000

Comparable Properties



301/91-93 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$502,000
Method: Private Sale
Date: 17/01/2025
Property Type: Apartment



420/632 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$505,000
Method: Sale
Date: 12/01/2025
Property Type: Strata Unit/Flat



1009/5 Elgar Ct DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$510,000
Method: Sale
Date: 30/10/2024
Property Type: Strata Unit/Flat