

# 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](http://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