Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	104/956 Doncaster Road, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between \$320,000	&	\$350,000
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Median sale price

Median price	\$945,000	Pro	perty Type Ur	nit		Suburb	Doncaster East
Period - From	01/07/2025	to	30/09/2025	Sc	urce	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

Address of comparable property		Price	Date of sale
1	11/881 Doncaster Rd DONCASTER EAST 3109	\$365,000	30/05/2025
2	5/881 Doncaster Rd DONCASTER EAST 3109	\$380,000	28/05/2025
3	109/927 Doncaster Rd DONCASTER EAST 3109	\$300,000	21/02/2025

OR

В* 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:	20/10/2025 11:57









Property Type: Apartment Agent Comments

Indicative Selling Price \$320,000 - \$350,000 **Median Unit Price** September quarter 2025: \$945,000

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.

Comparable Properties



11/881 Doncaster Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

Price: \$365,000 Method: Private Sale Date: 30/05/2025

Property Type: Apartment



5/881 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Price: \$380,000 Method: Private Sale Date: 28/05/2025

Property Type: Apartment



109/927 Doncaster Rd DONCASTER EAST 3109

(REI/VG)

بدیا Price: \$300.000

Property Type: Apartment

Method: Private Sale Date: 21/02/2025

Account - Barry Plant | P: 03 9842 8888





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Agent Comments

Agent Comments