

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

1206/20 Hepburn Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$675,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2024

to 30/09/2025

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	714/632 Doncaster Rd DONCASTER 3108	\$670,000	13/10/2025
2	33/872 Doncaster Rd DONCASTER EAST 3109	\$608,000	25/08/2025
3	23/881 Doncaster Rd DONCASTER EAST 3109	\$615,000	15/05/2025

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:

21/10/2025 16:01



2
 2
 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending September 2025: \$675,000

Comparable Properties



714/632 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

2
 2
 2

Price: \$670,000

Method: Private Sale

Date: 13/10/2025

Property Type: Unit



33/872 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

2
 2
 2

Price: \$608,000

Method: Private Sale

Date: 25/08/2025

Property Type: Apartment



23/881 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

2
 2
 2

Price: \$615,000

Method: Private Sale

Date: 15/05/2025

Property Type: Unit

Account - VICPROP | P: 03 8888 1011