#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	1206/20 Hepburn Road, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$675,000	Pro	perty Type	Jnit		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

Add	dress 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 comparableproperties 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









**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)

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2

2

**Agent Comments** 

Price: \$670,000 Method: Private Sale Date: 13/10/2025 Property Type: Unit



33/872 Doncaster Rd DONCASTER EAST 3109 (REI)



2

1 2

**Agent Comments** 

**Price:** \$608,000 **Method:** Private Sale **Date:** 25/08/2025

Property Type: Apartment



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

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Price: \$615,000 Method: Private Sale Date: 15/05/2025 Property Type: Unit

Account - VICPROP | P: 03 8888 1011





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