Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Indicative selling price

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

Range between \$600,000 &	\$650,000
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Median sale price

Median price	\$650,000	Pro	Property Type Unit			Suburb	Doncaster East
Period - From	10/11/2024	to	09/11/2025	So	ource	Property	/ Data

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	17/881 Doncaster Rd DONCASTER EAST 3109	\$610,000	27/10/2025
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:	10/11/2025 10:34







Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$600,000 - \$650,000 **Median Unit Price** 10/11/2024 - 09/11/2025: \$650,000

Comparable Properties



17/881 Doncaster Rd DONCASTER EAST 3109 (REI)

Price: \$610,000 Method: Private Sale Date: 27/10/2025

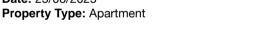
Property Type: Apartment

Agent Comments



33/872 Doncaster Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

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





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

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

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



