

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

20/881 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$630,500 Property Type Unit Suburb Doncaster East

Period - From 25/08/2024 to 24/08/2025 Source 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	Price	Date of sale
1	6/1091 Doncaster Rd DONCASTER EAST 3109	\$540,000	02/08/2025
2	105/1058 Doncaster Rd DONCASTER EAST 3109	\$599,000	27/06/2025
3	7/885-889 Doncaster Rd DONCASTER EAST 3109	\$575,000	02/05/2025

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:

25/08/2025 10:44

Chris Manolopoulos

03 9877 1277

0439 478 825

chrismanolopoulos@mcrath.com.au

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

25/08/2024 - 24/08/2025: \$630,500



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



6/1091 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  2  1

Price: \$540,000

Method: Private Sale

Date: 02/08/2025

Property Type: Apartment



105/1058 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  2  1

Price: \$599,000

Method: Private Sale

Date: 27/06/2025

Property Type: Apartment



7/885-889 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  2  1

Price: \$575,000

Method: Sold Before Auction

Date: 02/05/2025

Property Type: Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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