

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

201/632 Doncaster Road, Doncaster

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$575,000

Median sale price

Median price

\$800,000

Property type

Unit

Suburb

Doncaster

Period - From

April 2025

to

June 2025

Source

REIV

Comparable property sales

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. 303/632 Doncaster Road, Doncaster	\$ 575,000	21/07/2025
2. 417/632 Doncaster Road, Doncaster	\$ 568,000	24/05/2025
3. 519/632 Doncaster Road, Doncaster	\$ 560,000	1/07/2025

This Statement of Information was prepared on:

3/10/2025

Comparable properties



\$ 575,000

303/632 Doncaster Road, Doncaster, Victoria

DATE: 21/07/2025

PROPERTY TYPE: APARTMENT

 2  2
 2  sqm



\$ 568,000

417/632 Doncaster Road, Doncaster, Victoria

DATE: 24/05/2025

PROPERTY TYPE: APARTMENT

 2  2
 2  sqm



\$ 560,000

519/632 Doncaster Road, Doncaster, Victoria

DATE: 1/07/2025

PROPERTY TYPE: APARTMENT

 2  2
 1  sqm x

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