

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

204/600 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$480,000

&

\$525,000

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	201/632 Doncaster Rd DONCASTER 3108	\$568,000	23/10/2025
2	504/600 Doncaster Rd DONCASTER 3108	\$595,000	29/09/2025
3	607/5 Elgar Ct DONCASTER 3108	\$565,000	20/08/2025

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:

12/11/2025 18:20



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$525,000

Median Unit Price

Year ending September 2025: \$675,000

Comparable Properties



201/632 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

2
 2
 2

Price: \$568,000

Method: Private Sale

Date: 23/10/2025

Property Type: Apartment



504/600 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

2
 2
 2

Price: \$595,000

Method: Private Sale

Date: 29/09/2025

Property Type: Apartment



607/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments

2
 2
 1

Price: \$565,000

Method: Private Sale

Date: 20/08/2025

Property Type: Apartment

Land Size: 2382 sqm approx

Account - VICPROP | P: 03 8888 1011