

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

213/8 HEPBURN ROAD DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$634,750

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

113/8 HEPBURN ROAD DONCASTER VIC 3108	\$425,000	28-Sep-24
313/8 HEPBURN ROAD DONCASTER VIC 3108	\$391,800	15-Mar-24

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 6 months.

This Statement of Information was prepared on: 13 June 2025



113/8 HEPBURN ROAD DONCASTER VIC 3108

 1  1  1

Sold Price

\$425,000

Sold Date

28-Sep-24

Distance

0km



313/8 HEPBURN ROAD DONCASTER VIC 3108

 1  1  1

Sold Price

\$391,800

Sold Date

15-Mar-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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