

# 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

218/642 Doncaster Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$630,000

### Median sale price

Median price \$643,000 Property Type Unit Suburb Doncaster

Period - From 16/06/2024 to 15/06/2025 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	11/1 Pettys La DONCASTER 3108	\$601,000	20/03/2025
2	G01/5 Sovereign Point Ct DONCASTER 3108	\$620,000	13/03/2025
3	501/5 Elgar Ct DONCASTER 3108	\$615,000	18/12/2024

**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: 16/06/2025 17:29

218/642 Doncaster Road, Doncaster Vic 3108



2 2 1

Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$600,000 - \$630,000  
Median Unit Price  
16/06/2024 - 15/06/2025: \$643,000

## Comparable Properties



11/1 Pettys La DONCASTER 3108 (REI/VG)

Agent Comments

2 2 2

Price: \$601,000  
Method: Private Sale  
Date: 20/03/2025  
Property Type: Apartment



G01/5 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$620,000  
Method: Private Sale  
Date: 13/03/2025  
Property Type: Apartment



501/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments

2 2 2

Price: \$615,000  
Method: Private Sale  
Date: 18/12/2024  
Property Type: Apartment

Account - McGrath Doncaster | P: 03 8822 6188



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