

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

224/642 DONCASTER 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

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2024

to

30 Apr 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	425000	28-Sep-24
624/642 DONCASTER ROAD DONCASTER VIC 3108	440000	16-Sep-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: 12 May 2025



**113/8 HEPBURN ROAD
DONCASTER VIC 3108**

 1  1  1

Sold Price **425000** Sold Date **28-Sep-24**

Distance **0.3km**



**624/642 DONCASTER ROAD
DONCASTER VIC 3108**

 1  1  1

Sold Price **440000** Sold Date **16-Sep-24**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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