

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

25/765-767 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2025

to

30/06/2025

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	31/881 Doncaster Rd DONCASTER EAST 3109	\$395,000	26/05/2025
2	G03/19-21 Frederick St DONCASTER 3108	\$395,000	22/04/2025
3	1/1 Westfield Dr DONCASTER 3108	\$408,000	01/04/2025

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:

18/07/2025 07:38

25/765-767 Doncaster Road, Doncaster Vic 3108

**Jellis
Craig**

Matt Dougan

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Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

June quarter 2025: \$800,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



31/881 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 1  1  1

Price: \$395,000

Method: Private Sale

Date: 26/05/2025

Property Type: Apartment



G03/19-21 Frederick St DONCASTER 3108 (REI)

Agent Comments

 1  1  1

Price: \$395,000

Method: Private Sale

Date: 22/04/2025

Property Type: Apartment

1/1 Westfield Dr DONCASTER 3108 (VG)

Agent Comments

 1  -  -

Price: \$408,000

Method: Sale

Date: 01/04/2025

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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