

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

3/450 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

\$690,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

2/797 ELGAR ROAD DONCASTER VIC 3108	\$735,000	02-Jul-25
8/206 HIGH STREET TEMPLESTOWE LOWER VIC 3107	\$700,000	24-Mar-25
1/406 BELMORE ROAD MONT ALBERT NORTH VIC 3129	\$650,000	06-May-25

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: 30 July 2025



**2/797 ELGAR ROAD DONCASTER
VIC 3108**

 2  1  2

Sold Price

^{RS}

\$735,000

Sold Date

02-Jul-25

Distance

1.12km



**8/206 HIGH STREET
TEMPLESTOWE LOWER VIC 3107**

 3  2  2

Sold Price

\$700,000

Sold Date

24-Mar-25

Distance

1.74km



**1/406 BELMORE ROAD MONT
ALBERT NORTH VIC 3129**

 2  1  1

Sold Price

\$650,000

Sold Date

06-May-25

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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