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	302/600 Doncaster Road, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,088,000	&	\$1,188,000
hange between	φ1,000,000	α	φ1,100,000

Median sale price

Median price	\$800,000	Pro	perty Type U	nit		Suburb	Doncaster
Period - From	01/04/2025	to	30/06/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	304/1 Sovereign Point Ct DONCASTER 3108	\$1,145,000	30/07/2025
2	309/5 Sovereign Point Ct DONCASTER 3108	\$1,100,000	15/07/2025
3	201/59 Stables Cirt DONCASTER 3108	\$1,320,000	15/10/2024

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable В* properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/07/2025 17:14











Property Type: Apartment Land Size: 200 sqm approx

Agent Comments

Indicative Selling Price \$1,088,000 - \$1,188,000 **Median Unit Price** June quarter 2025: \$800,000

Comparable Properties



304/1 Sovereign Point Ct DONCASTER 3108 (REI)

Price: \$1,145,000 Method: Private Sale Date: 30/07/2025 Property Type: Unit

Agent Comments



309/5 Sovereign Point Ct DONCASTER 3108 (REI)





Price: \$1,100,000 Method: Private Sale Date: 15/07/2025

Property Type: Apartment

Agent Comments

201/59 Stables Cirt DONCASTER 3108 (REI/VG)

Price: \$1,320,000 Method: Private Sale Date: 15/10/2024



Agent Comments

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888





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