

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

303/632 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$667,500 Property Type Unit Suburb Doncaster

Period - From 01/07/2024 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	417/632-640 Doncaster Rd DONCASTER 3108	\$568,000	24/05/2025
2	421/632 Doncaster Rd DONCASTER 3108	\$595,000	20/03/2025
3	603/632 Doncaster Rd DONCASTER 3108	\$575,000	18/02/2025

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:

10/07/2025 10:04



2
 2
 2

Property Type:
 Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
 \$550,000 - \$600,000
Median Unit Price
 Year ending June 2025: \$667,500

Comparable Properties



417/632-640 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

2
 2
 2

Price: \$568,000
Method: Private Sale
Date: 24/05/2025
Property Type: Apartment



421/632 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2
 2
 2

Price: \$595,000
Method: Private Sale
Date: 20/03/2025
Property Type: Unit



603/632 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2
 2
 2

Price: \$575,000
Method: Private Sale
Date: 18/02/2025
Property Type: Unit

Account - VICPROP | P: 03 8888 1011