

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

304/180 REYNOLDS ROAD DONCASTER EAST VIC 3109

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

\$585,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$884,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Aug 2024

to

31 Jul 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

G18/210 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$625,000	20-Apr-25
210 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$625,000	13-May-25
G4/180 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$590,000	10-Jul-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: 29 August 2025



**G18/210 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

2 2 1

Sold Price **\$625,000** Sold Date **20-Apr-25**

Distance **0km**



**210 REYNOLDS ROAD DONCASTER
EAST VIC 3109**

2 2 1

Sold Price ^{RS} **\$625,000** Sold Date **13-May-25**

Distance **0.06km**



**G4/180 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

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Sold Price **\$590,000** Sold Date **10-Jul-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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