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	315/210 Reynolds Road, Doncaster East Vic 3109

Indicative selling price

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

Single price \$615,000

Median sale price

Median price \$945,000	Property Type	Unit	Suburb	Doncaster East
Period - From 01/07/2025	to 30/09/2025	5 So	urceREIV	

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

Address of comparable property		Price	Date of sale
1	203/180 Reynolds Rd DONCASTER EAST 3109	\$708,000	14/11/2025
2	LG3/180 Reynolds Rd DONCASTER EAST 3109	\$610,000	30/05/2025
3	G18/210 Reynolds Rd DONCASTER EAST 3109	\$625,000	13/05/2025

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:	17/11/2025 12:31





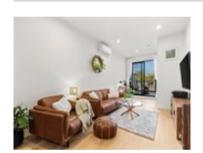




Property Type: Apartment Agent Comments

Indicative Selling Price \$615,000 Median Unit Price September quarter 2025: \$945,000

Comparable Properties



203/180 Reynolds Rd DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$708,000 Method: Private Sale Date: 14/11/2025

Property Type: Apartment



LG3/180 Reynolds Rd DONCASTER EAST 3109 (VG)

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Agent Comments

Price: \$610,000 Method: Sale Date: 30/05/2025

Property Type: Flat/Unit/Apartment (Res)



G18/210 Reynolds Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

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Price: \$625,000 Method: Private Sale Date: 13/05/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



