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

34/800 Elgar Road, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au/	underquot	ting		
Range betweer	\$490,000		&		\$530,000			
Median sale p	rice							
Median price	\$655,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/04/2024	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	21/800 Elgar Rd DONCASTER 3108	\$490,000	13/03/2025
2	301/91-93 Tram Rd DONCASTER 3108	\$502,000	17/01/2025
3	903/20 Hepburn Rd DONCASTER 3108	\$526,000	06/12/2024

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:

09/04/2025 14:28



Mc**Grath**

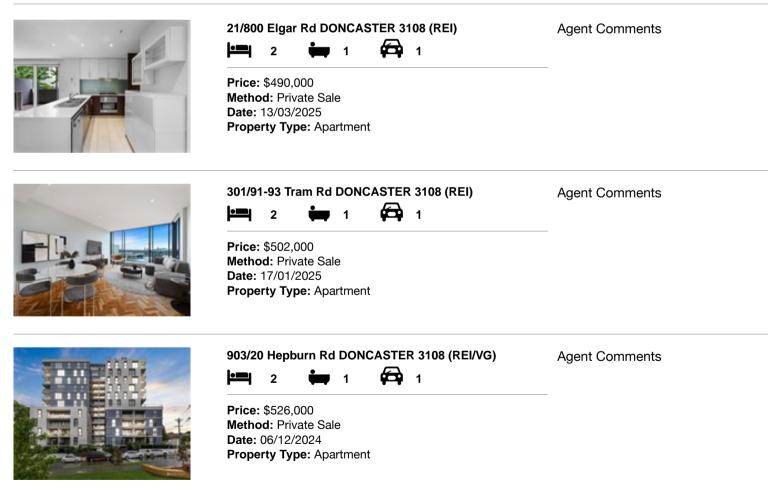




Rooms: 5 Property Type: Apartment Agent Comments James Lewis 03 9877 1277 0418 343 091 jameslewis@mcgrath.com.au

Indicative Selling Price \$490,000 - \$530,000 Median Unit Price Year ending March 2025: \$655,000

Comparable Properties



Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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