

## 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

401/642 Doncaster Road, Doncaster

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price 

\$395,000

**Median sale price**Median price 

\$601,000

Property type 

Apartment

Suburb 

Doncaster

Period - From 

April 2025

to

June 2025

Source 

REIV

**Comparable property sales**

**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.

Address of comparable property	Price	Date of sale
1. 1024/642 Doncaster Road, Doncaster	\$ 430,000	23/10/2024
2. 624/642 Doncaster Road, Doncaster	\$ 440,000	16/09/2024
3. 1/1 Westfield Drive, Doncaster	\$ 408,000	1/04/2025

This Statement of Information was prepared on: 

25/07/2025

## Comparable properties



**\$ 430,000**

1024/642 Doncaster Road, Doncaster, Victoria

DATE: 23/10/2024

PROPERTY TYPE: APARTMENT

 1   
  1  
 1   
 sqm



**\$ 440,000**

624/642 Doncaster Road, Doncaster, Victoria

DATE: 16/09/2024

PROPERTY TYPE: APARTMENT

 1   
  1  
 1   
 sqm



**\$ 408,000**

1/1 Westfield Drive, Doncaster, Victoria

DATE: 1/04/2025

PROPERTY TYPE: APARTMENT

 1   
  1  
 1   
 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee