## 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

516/600 Doncaster Road, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$620,000		&		\$682,000			
Median sale price								
Median price	\$601,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/01/2025	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	23/881 Doncaster Rd DONCASTER EAST 3109	\$615,000	15/05/2025
2	23/881 Doncaster Rd DONCASTER EAST 3109	\$615,000	15/05/2025
3	816/642 Doncaster Rd DONCASTER 3108	\$635,000	10/02/2025

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:

26/05/2025 10:47









**Property Type:** Apartments Agent Comments

Indicative Selling Price \$620,000 - \$682,000 Median Unit Price March quarter 2025: \$601,000

# **Comparable Properties**

23/881 Doncaster Rd DONCASTER EAST 3109 (REI) 2 2 2 2 Price: \$615,000 Method: Date: 15/05/2025 Property Type: Apartment	Agent Comments
23/881 Doncaster Rd DONCASTER EAST 3109 (REI) 2 2 2 2 Price: \$615,000 Method: Private Sale Date: 15/05/2025 Property Type: Unit	Agent Comments
816/642 Doncaster Rd DONCASTER 3108 (REI/VG) 2 2 2 1 Price: \$635,000 Method: Private Sale Date: 10/02/2025 Property Type: Unit	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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