

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

6/927 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$630,000

&

\$693,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Doncaster East

Period - From 24/04/2024

to

23/04/2025

Source Property Data

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	Price	Date of sale
1	10/8 George St DONCASTER EAST 3109	\$631,000	17/03/2025
2	409/20 Hepburn Rd DONCASTER 3108	\$660,000	06/02/2025
3	4/765-767 Doncaster Rd DONCASTER 3108	\$645,000	06/02/2025

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:

24/04/2025 16:27

6/927 Doncaster Road, Doncaster East Vic 3109



3 2 2

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$630,000 - \$693,000
Median Unit Price
24/04/2024 - 23/04/2025: \$650,000

Comparable Properties



10/8 George St DONCASTER EAST 3109 (REI)

Agent Comments

2 1 1

Price: \$631,000
Method: Private Sale
Date: 17/03/2025
Property Type: Apartment



409/20 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$660,000
Method: Private Sale
Date: 06/02/2025
Property Type: Apartment



4/765-767 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

3 2 1

Price: \$645,000
Method: Private Sale
Date: 06/02/2025
Property Type: Apartment

Account - McGrath Doncaster | P: 03 8822 6188



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