

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

Unit 610/20 Hepburn Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Doncaster

Period - From 10/12/2024 to 09/12/2025 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	510/5 Elgar Ct DONCASTER 3108	\$550,000	05/11/2025
2	21/800 Elgar Rd DONCASTER 3108	\$525,000	06/09/2025
3	10/75-77 Tram Rd DONCASTER 3108	\$540,000	23/08/2025

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: 10/12/2025 11:24



2 1 1

Property Type: 2 Bedroom
Apartment/Unit
Agent Comments

Indicative Selling Price
\$520,000 - \$560,000
Median Unit Price
10/12/2024 - 09/12/2025: \$575,000

Comparable Properties



510/5 Elgar Ct DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Sold Before Auction
Date: 05/11/2025
Property Type: Apartment



21/800 Elgar Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000
Method: Private Sale
Date: 06/09/2025
Property Type: Apartment



10/75-77 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$540,000
Method: Private Sale
Date: 23/08/2025
Property Type: Apartment