Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	7/885-889 Doncaster Road, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between \$500,000 & \$550,000	Range between	\$500,000	&	\$550,000
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Median sale price

Median price	\$927,500	Pro	perty Type Un	t		Suburb	Doncaster East
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.

Address of comparable property

7,0	areas or comparable property	1 1100	Date of Sale
1	14/885-889 Doncaster Rd DONCASTER EAST 3109	\$485,000	17/04/2025
2	17/872 Doncaster Rd DONCASTER EAST 3109	\$595,000	27/03/2025
3	203/956 Doncaster Rd DONCASTER EAST 3109	\$395,000	26/02/2025

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:	22/04/2025 10:22



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price March quarter 2025: \$927,500

Comparable Properties



14/885-889 Doncaster Rd DONCASTER EAST 3109 (REI) Agent Comments

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Price: \$485,000 Method: Private Sale Date: 17/04/2025

Property Type: Apartment



17/872 Doncaster Rd DONCASTER EAST 3109 (REI)

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Agent Comments

Agent Comments

Price: \$595,000 Method: Private Sale Date: 27/03/2025

Property Type: Apartment



203/956 Doncaster Rd DONCASTER EAST 3109 (REI)

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Price: \$395,000 Method: Private Sale Date: 26/02/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888





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