

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	for sale		
Addr Including suburb postc	714/632 Doncaster Road, Doncaster		
Indicative selling	g price		
For the meaning of th	is price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)		
Single p	rice \$675,000		
Median sale pric	е		
Median price \$80	0,000 Property type Apartment Suburb Doncaster		
Period - From Apr	il 2025 to June 2025 Source REIV		
Comparable pro	nerty sales		

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. 1012/642 Doncaster Road, Doncaster	\$ 650,000	4/09/2025
2. 319/59 Stables Circuit, Doncaster	\$ 810,000	7/07/2025
3. 104/8 Clay Drive, Doncaster	\$ 670,000	3/07/2025

This Statement of Information was prepared on:	18/09/2025



Comparable properties



\$650,000

1012/642 Doncaster Road, Doncaster, Victoria

DATE: 4/09/2025

PROPERTY TYPE: APARTMENT

2

// sqm



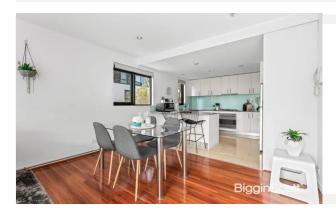
\$810,000

319/59 Stables Circuit, Doncaster, Victoria

DATE: 7/07/2025

PROPERTY TYPE: APARTMENT

sqm



\$ 670,000

104/8 Clay Drive, Doncaster, Victoria

DATE:3/07/2025

PROPERTY TYPE: APARTMENT

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