

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

805/20 Hepburn Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$535,000 & \$585,000

Median sale price

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

Period - From 17/10/2024 to 16/10/2025 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	212/8 Berkeley St DONCASTER 3108	\$585,000	15/09/2025
2	607/5 Elgar Ct DONCASTER 3108	\$565,000	20/08/2025
3	303/632 Doncaster Rd DONCASTER 3108	\$575,000	21/07/2025

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: 17/10/2025 12:10



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$535,000 - \$585,000
Median Unit Price
17/10/2024 - 16/10/2025: \$575,000

Comparable Properties



212/8 Berkeley St DONCASTER 3108 (REI)

Agent Comments



Price: \$585,000
Method: Sold Before Auction
Date: 15/09/2025
Property Type: Apartment



607/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 20/08/2025
Property Type: Apartment
Land Size: 2382 sqm approx



303/632 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$575,000
Method: Sale
Date: 21/07/2025
Property Type: Strata Unit/Flat