## 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

g02/8 Hepburn Road, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	\$700,000		&		\$730,000			
Median sale price								
Median price	\$601,000	Pro	operty Type	Unit			Suburb	Doncaster
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.

Ad	dress of comparable property	Price	Date of sale
1	217/8 Berkeley St DONCASTER 3108	\$714,500	31/05/2025
2	409/20 Hepburn Rd DONCASTER 3108	\$660,000	06/02/2025
3	211/8 Hepburn Rd DONCASTER 3108	\$710,000	15/01/2025

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:

30/06/2025 16:22









Property Type: Apartment Agent Comments Indicative Selling Price \$700,000 - \$730,000 Median Unit Price March quarter 2025: \$601,000

# **Comparable Properties**

217/8 Berkeley St DONCASTER 3108 (REI) 3 2 2 2 Price: \$714,500 Method: Auction Sale Date: 31/05/2025 Property Type: Apartment	Agent Comments
409/20 Hepburn Rd DONCASTER 3108 (REI/VG) 3 2 2 2 Price: \$660,000 Method: Private Sale Date: 06/02/2025 Property Type: Apartment	Agent Comments
211/8 Hepburn Rd DONCASTER 3108 (REI/VG) 3 2 2 2 Price: \$710,000 Method: Private Sale Date: 15/01/2025 Property Type: Apartment	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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