

## 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

G9/180 REYNOLDS ROAD DONCASTER EAST VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$915,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 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

102/1 MITCHAM ROAD DONVALE VIC 3111	\$750,000	28-Feb-25
6/911 DONCASTER ROAD DONCASTER EAST VIC 3109	\$700,000	06-Feb-25
409/210 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$700,000	17-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 12 March 2025



**102/1 MITCHAM ROAD DONVALE  
VIC 3111**

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**28-Feb-25**



2



2



1

Distance

**2.98km**



**6/911 DONCASTER ROAD  
DONCASTER EAST VIC 3109**

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**06-Feb-25**



2



2



1

Distance

**3.05km**



**409/210 REYNOLDS ROAD  
DONCASTER EAST VIC 3109**

Sold Price

**\$700,000**

Sold Date

**17-Oct-24**



2



2



2

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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