

## 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

106/190 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

\$590,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jun 2024

to

31 May 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

210 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$625,000	13-May-25
204/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$596,000	21-Feb-25
309/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$580,000	09-Feb-25

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: 18 June 2025



**210 REYNOLDS ROAD DONCASTER EAST VIC 3109** Sold Price <sup>RS</sup> **\$625,000** Sold Date **13-May-25**  
 Distance **0.06km**

2 2 1



**204/187 REYNOLDS ROAD DONCASTER EAST VIC 3109** Sold Price **\$596,000** Sold Date **21-Feb-25**  
 Distance **0.17km**

2 2 1



**309/187 REYNOLDS ROAD DONCASTER EAST VIC 3109** Sold Price **\$580,000** Sold Date **09-Feb-25**  
 Distance **0.17km**

2 2 1



**23/881 DONCASTER ROAD DONCASTER EAST VIC 3109** Sold Price <sup>RS</sup> **\$615,000** Sold Date **15-May-25**  
 Distance **3.17km**

2 2 2



**119/3 MITCHELL STREET DONCASTER EAST VIC 3109** Sold Price **\$580,000** Sold Date **24-Apr-25**  
 Distance **3.26km**

2 2 1



**17/872 DONCASTER ROAD DONCASTER EAST VIC 3109** Sold Price **\$595,000** Sold Date **28-Mar-25**  
 Distance **3.28km**

2 2 1

**RS** = Recent sale      **UN** = Undisclosed Sale

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