

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

g07/832 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$697,500

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2026

to

30/06/2026

Source

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.

	Address of comparable property	Price	Date of sale
1	405/8 Hepburn Rd DONCASTER 3108	\$570,000	09/07/2026
2	106/8 Clay Dr DONCASTER 3108	\$585,000	05/05/2026
3	514/632 Doncaster Rd DONCASTER 3108	\$605,000	01/05/2026

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:

02/09/2026 12:45

Zen Chan
8841 4888
0478168588
zen.chan@jelliscraig.com.au

Indicative Selling Price

\$595,000

Median Unit Price

June quarter 2026: \$697,500



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



405/8 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$570,000

Method: Private Sale

Date: 09/07/2026

Property Type: Apartment



106/8 Clay Dr DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$585,000

Method: Private Sale

Date: 05/05/2026

Property Type: Apartment



514/632 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$605,000

Method: Sale

Date: 01/05/2026

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 8841 4888