

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

623/642 DONCASTER ROAD DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

6/33 QUEENS AVENUE DONCASTER VIC 3108	582000	06-Sep-25
218/642 DONCASTER ROAD DONCASTER VIC 3108	620000	21-Jun-25
1012/642 DONCASTER ROAD DONCASTER VIC 3108	650000	04-Sep-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: 19 January 2026



**6/33 QUEENS AVENUE
DONCASTER VIC 3108**

 2  2  1

Sold Price

^{RS} **582000**

Sold Date **06-Sep-25**

Distance **0.7km**



**218/642 DONCASTER ROAD
DONCASTER VIC 3108**

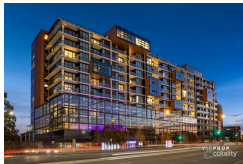
 2  2  1

Sold Price

620000

Sold Date **21-Jun-25**

Distance **-**



**1012/642 DONCASTER ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price

^{RS} **650000**

Sold Date **04-Sep-25**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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