

## 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

1103/642 Doncaster Road, Doncaster
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### 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

\$1,880,000
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### Median sale price

Median price

\$666,000
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Property type

Unit
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Suburb

Doncaster
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Period - From

Jan 2026
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to

March 2026
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Source

REIV
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### Comparable property sales

**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.

Address of comparable property	Price	Date of sale
1. 601/59 Stables Circuit, Doncaster	\$ 2,000,000	17/12/2025
2. 1002/91-93 Tram Road, Doncaster	\$ 1,700,000	01/08//2024
3. 601/8 Clay Drive, Doncaster	\$ 1,758,000	24/09/2024

This Statement of Information was prepared on: 

04/06/2026
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## Comparable properties



**\$ 2,000,000**

601/59 Stables Circuit, Doncaster, Victoria

DATE: 17/12/2025

PROPERTY TYPE: APARTMENT

 3  2  
 3  sqm



**\$ 1,700,000**

1002/91-93 Tram Road, Doncaster, Victoria

DATE: 01/08/2024

PROPERTY TYPE: APARTMENT

 3  2  
 3  sqm



**\$ 1,758,000**

601/8 Clay Drive, Doncaster, Victoria

DATE: 24/09/2024

PROPERTY TYPE: APARTMENT

 3  2  
 2  sqm x

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## The Smartre™ Sale

A smarter and safer way to sell your property  
without any upfront costs.

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