

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

4/729 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$655,000

&

\$720,000

Median sale price

Median price \$667,500

Property Type Unit

Suburb Doncaster

Period - From 01/07/2024

to

30/06/2025

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	7/463 Belmore Rd MONT ALBERT NORTH 3129	\$615,000	02/06/2025
2	3/69 Tram Rd DONCASTER 3108	\$635,000	15/05/2025
3	8/5 Grosvenor St DONCASTER 3108	\$680,000	30/03/2025

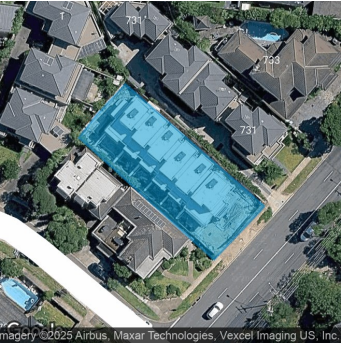
OR

~~**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:

08/09/2025 10:32

4/729 Elgar Road, Doncaster Vic 3108



Property Type:
Agent Comments

Indicative Selling Price
\$655,000 - \$720,000
Median Unit Price
Year ending June 2025: \$667,500

Comparable Properties



7/463 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG) Agent Comments



Price: \$615,000
Method: Private Sale
Date: 02/06/2025
Property Type: Townhouse (Single)



3/69 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 15/05/2025
Property Type: Townhouse (Single)



8/5 Grosvenor St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 30/03/2025
Property Type: Townhouse (Single)
Land Size: 5454 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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