

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

16/863 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Doncaster East

Period - From

10/11/2024

to

09/11/2025

Source

Property Data

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	17/881 Doncaster Rd DONCASTER EAST 3109	\$610,000	27/10/2025
2	33/872 Doncaster Rd DONCASTER EAST 3109	\$608,000	25/08/2025
3	23/881 Doncaster Rd DONCASTER EAST 3109	\$615,000	15/05/2025

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:

10/11/2025 10:34

16/863 Doncaster Road, Doncaster East Vic 3109



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Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
10/11/2024 - 09/11/2025: \$650,000

Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



17/881 Doncaster Rd DONCASTER EAST 3109 (REI) Agent Comments
2 2 1

Price: \$610,000
Method: Private Sale
Date: 27/10/2025
Property Type: Apartment



33/872 Doncaster Rd DONCASTER EAST 3109 (REI/VG) Agent Comments
2 2 2

Price: \$608,000
Method: Private Sale
Date: 25/08/2025
Property Type: Apartment



23/881 Doncaster Rd DONCASTER EAST 3109 (REI/VG) Agent Comments
2 2 2

Price: \$615,000
Method: Private Sale
Date: 15/05/2025
Property Type: Unit

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



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