## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

210/1042 Doncaster Road, Doncaster East Vic 3109

#### Indicative selling price

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

Range between \$370,000 & \$405,000
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#### Median sale price

Median price	\$925,000	Pro	perty Type Un	it	]	Suburb	Doncaster East
Period - From	07/11/2024	to	06/11/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	28/885-889 Doncaster Rd DONCASTER EAST 3109	\$405,000	20/09/2025
2	G01/1058 Doncaster Rd DONCASTER EAST 3109	\$400,000	24/06/2025
3	31/881 Doncaster Rd DONCASTER EAST 3109	\$395,000	26/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/11/2025 15:19







Rooms: 2

Property Type: Townhouse (Res)

**Agent Comments** 

Indicative Selling Price \$370,000 - \$405,000 Median Unit Price 07/11/2024 - 06/11/2025: \$925,000

## Comparable Properties



28/885-889 Doncaster Rd DONCASTER EAST 3109 (REI) Agent Comments

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Price: \$405,000 Method: Private Sale Date: 20/09/2025

Property Type: Apartment



G01/1058 Doncaster Rd DONCASTER EAST 3109

(REI/VG)

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Agent Comments

Price: \$400,000 Method: Private Sale Date: 24/06/2025

Property Type: Apartment



31/881 Doncaster Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

Price: \$395,000 Method: Private Sale

Date: 26/05/2025 Property Type: Apartment

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



