

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

111/180 Reynolds 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 \$680,000 Property Type Unit Suburb Doncaster East

Period - From 28/06/2025 to 27/06/2026 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 | G3/22 Wembley Gdns DONVALE 3111 | \$600,000 | 29/04/2026 |
| 2 | 5/14 Red Hill Tce DONCASTER EAST 3109 | \$631,000 | 29/04/2026 |
| 3 | G7/1058 Doncaster Rd DONCASTER EAST 3109 | \$640,000 | 18/01/2026 |

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:

28/06/2026 22:52

111/180 Reynolds Road, Doncaster East Vic 3109



 2  2  1

Property Type: Apartment
Land Size: 108 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
28/06/2025 - 27/06/2026: \$680,000

Comparable Properties

G3/22 Wembley Gdns DONVALE 3111 (VG)

Agent Comments

 2  -  -

Price: \$600,000
Method: Sale
Date: 29/04/2026
Property Type: Flat/Unit/Apartment (Res)



5/14 Red Hill Tce DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  1

Price: \$631,000
Method: Private Sale
Date: 29/04/2026
Property Type: Apartment

G7/1058 Doncaster Rd DONCASTER EAST 3109 (VG)

Agent Comments

 2  -  -

Price: \$640,000
Method: Sale
Date: 18/01/2026
Property Type: Flat/Unit/Apartment (Res)

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



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