

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

16/790 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$595,000

&

\$635,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Doncaster

Period - From 21/08/2024

to

20/08/2025

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	28/3 Sovereign Point Ct DONCASTER 3108	\$620,000	11/07/2025
2	218/642 Doncaster Rd DONCASTER 3108	\$620,000	21/06/2025
3	G01/5 Sovereign Point Ct DONCASTER 3108	\$620,000	13/03/2025

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:

21/08/2025 10:23

16/790 Elgar Road, Doncaster Vic 3108



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$595,000 - \$635,000
Median Unit Price
21/08/2024 - 20/08/2025: \$580,000

Comparable Properties



28/3 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments

2 1 2

Price: \$620,000
Method: Private Sale
Date: 11/07/2025
Property Type: Apartment

218/642 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$620,000
Method: Sale
Date: 21/06/2025
Property Type: Flat/Unit/Apartment (Res)



G01/5 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$620,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment

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



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