

# 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

18/863 Doncaster Road, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$620,500

Property Type

Unit

Suburb

Doncaster East

Period - From

04/07/2024

to

03/07/2025

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	105/1058 Doncaster Rd DONCASTER EAST 3109	\$599,000	27/06/2025
2	24/885-889 Doncaster Rd DONCASTER EAST 3109	\$601,000	16/05/2025
3	11/885-889 Doncaster Rd DONCASTER EAST 3109	\$585,000	29/04/2025

**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:

04/07/2025 09:34

18/863 Doncaster Road, Doncaster East Vic 3109



2    

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median Unit Price**  
04/07/2024 - 03/07/2025: \$620,500

## Comparable Properties



**105/1058 Doncaster Rd DONCASTER EAST 3109 (REI)**   **Agent Comments**

2   2   1

**Price:** \$599,000  
**Method:** Private Sale  
**Date:** 27/06/2025  
**Property Type:** Apartment



**24/885-889 Doncaster Rd DONCASTER EAST 3109 (REI)**   **Agent Comments**

2   1   1

**Price:** \$601,000  
**Method:** Private Sale  
**Date:** 16/05/2025  
**Property Type:** Apartment



**11/885-889 Doncaster Rd DONCASTER EAST 3109 (REI)**   **Agent Comments**

2   1   1

**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 29/04/2025  
**Property Type:** Apartment

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



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