

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 611/642 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Doncaster

Period - From 22/04/2025 to 21/04/2026 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	303/399 Manningham Rd DONCASTER 3108	\$448,000	17/03/2026
2	802/642 Doncaster Rd DONCASTER 3108	\$420,000	22/01/2026
3	924/642 Doncaster Rd DONCASTER 3108	\$424,400	11/12/2025

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: 22/04/2026 09:55



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

22/04/2025 - 21/04/2026: \$680,000

Comparable Properties



303/399 Manningham Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$448,000

Method: Private Sale

Date: 17/03/2026

Property Type: Apartment



802/642 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 22/01/2026

Property Type: Flat/Unit/Apartment (Res)

924/642 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$424,400

Method: Sale

Date: 11/12/2025

Property Type: Flat/Unit/Apartment (Res)

Account - VICPROP | P: 03 8888 1011



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