

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

G07/1058 DONCASTER ROAD DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$894,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

| | | |
|---|-----------|-----------|
| 107/1058 DONCASTER ROAD DONCASTER EAST VIC 3109 | \$698,000 | 30-Sep-25 |
| 17/51 TALFORD STREET DONCASTER EAST VIC 3109 | \$665,000 | 23-Oct-25 |
| | | |

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 6 months.

This Statement of Information was prepared on: 28 December 2025

**107/1058 DONCASTER ROAD
DONCASTER EAST VIC 3109**

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Sold Price **\$698,000** Sold Date **30-Sep-25**Distance **0km****17/51 TALFORD STREET
DONCASTER EAST VIC 3109**

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Sold Price ^{RS} **\$665,000** Sold Date **23-Oct-25**Distance **0.28km****RS** = Recent sale **UN** = Undisclosed Sale

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