

## 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

107/1058 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) (\*Delete single price or range as applicable)

Single Price

\$760,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$892,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

207/1058 DONCASTER ROAD DONCASTER EAST VIC 3109	\$788,000	17-Nov-23
6/146 BEVERLEY STREET DONCASTER EAST VIC 3109	\$749,000	18-Mar-24
301/177 BLACKBURN ROAD DONCASTER EAST VIC 3109	\$810,000	31-Aug-23

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: 26 February 2025

**207/1058 DONCASTER ROAD  
DONCASTER EAST VIC 3109**

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Sold Price **\$788,000** Sold Date **17-Nov-23**Distance **0km****6/146 BEVERLEY STREET  
DONCASTER EAST VIC 3109**

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Sold Price **\$749,000** Sold Date **18-Mar-24**Distance **0.35km****301/177 BLACKBURN ROAD  
DONCASTER EAST VIC 3109**

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Sold Price **\$810,000** Sold Date **31-Aug-23**Distance **0.47km****RS** = Recent sale      **UN** = Undisclosed Sale

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