

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 301/20 Hepburn Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$687,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	801/5 Sovereign Point Ct DONCASTER 3108	\$1,560,000	18/10/2025
2			
3			

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.~~

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Andrew Keleher

8841 4888

0417 599 135

andrewkeleher@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median Unit Price

December quarter 2025: \$687,000



 4  3  8

Property Type: Apartment

Agent Comments

Comparable Properties

801/5 Sovereign Point Ct DONCASTER 3108 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,560,000

Method: Private Sale

Date: 18/10/2025

Property Type: Apartment

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.