

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

106/632 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$682,500 Property Type Unit Suburb Doncaster

Period - From 01/01/2025 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	213/1 Grosvenor St DONCASTER 3108	\$355,000	15/01/2026
2	606/632 Doncaster Rd DONCASTER 3108	\$358,500	28/10/2025
3	906/600 Doncaster Rd DONCASTER 3108	\$360,000	04/10/2025

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:

25/03/2026 10:19



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Property Type: Apartment (Res)

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

Year ending December 2025: \$682,500

Comparable Properties



213/1 Grosvenor St DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$355,000

Method: Private Sale

Date: 15/01/2026

Property Type: Apartment



606/632 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments

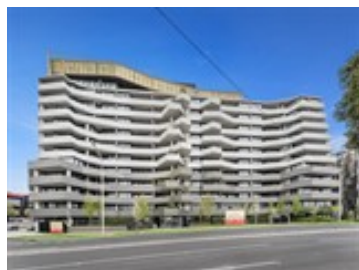
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Price: \$358,500

Method: Sale

Date: 28/10/2025

Property Type: Strata Unit/Flat



906/600 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$360,000

Method: Private Sale

Date: 04/10/2025

Property Type: Apartment

Account - VICPROP | P: 03 8888 1011