

## 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

111/190 REYNOLDS ROAD DONCASTER EAST VIC 3109

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jun 2024

to

31 May 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

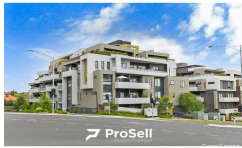
Date of sale

204/200 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$490,000	09-Dec-24
111/210 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$462,500	08-May-25
118/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$512,000	20-Apr-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: 02 June 2025

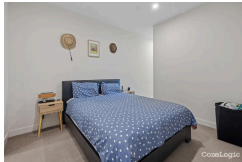


## 204/200 REYNOLDS ROAD DONCASTER EAST VIC 3109

 2  2  1

Sold Price **\$490,000** Sold Date **09-Dec-24**

Distance **0km**



## 111/210 REYNOLDS ROAD DONCASTER EAST VIC 3109

 2  2  1

Sold Price <sup>RS</sup> **\$462,500** <sup>UN</sup> Sold Date **08-May-25**

Distance **0km**



## 118/187 REYNOLDS ROAD DONCASTER EAST VIC 3109

 2  2  1

Sold Price **\$512,000** Sold Date **20-Apr-25**

Distance **0.17km**

**RS** = Recent sale **UN** = Undisclosed Sale

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