

# 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

2/808 Elgar Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$640,000

### Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 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	1/900 Station St BOX HILL NORTH 3129	\$659,000	11/12/2023
2	4/15 Wetherby Rd DONCASTER 3108	\$615,000	18/11/2023
3	5/808 Elgar Rd DONCASTER 3108	\$576,000	09/09/2023

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:

08/02/2024 12:42



**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 226.358 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median Unit Price**  
December quarter 2023: \$717,500

## Comparable Properties



1/900 Station St BOX HILL NORTH 3129 (REI) Agent Comments



**Price:** \$659,000  
**Method:** Private Sale  
**Date:** 11/12/2023  
**Property Type:** Unit



4/15 Wetherby Rd DONCASTER 3108 (REI/VG) Agent Comments



**Price:** \$615,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Unit  
**Land Size:** 203 sqm approx



5/808 Elgar Rd DONCASTER 3108 (REI/VG) Agent Comments



**Price:** \$576,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** Unit