

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

305/8 Hepburn Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$712,500

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2025

to

31/03/2026

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	309/8 Berkeley St DONCASTER 3108	\$650,000	21/05/2026
2	311/8 Berkeley St DONCASTER 3108	\$740,000	27/03/2026
3	106/20 Hepburn Rd DONCASTER 3108	\$680,000	06/03/2026

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:

09/06/2026 14:56



3
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Property Type: Apartment

Agent Comments

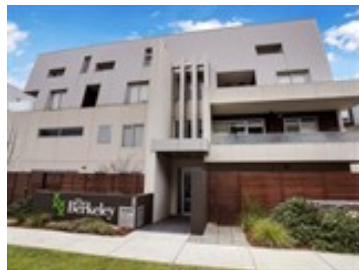
Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

Year ending March 2026: \$712,500

Comparable Properties



309/8 Berkeley St DONCASTER 3108 (REI)

Agent Comments

3
 2
 2

Price: \$650,000

Method: Private Sale

Date: 21/05/2026

Property Type: Apartment



311/8 Berkeley St DONCASTER 3108 (VG)

Agent Comments

3
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Price: \$740,000

Method: Sale

Date: 27/03/2026

Property Type: Strata Unit/Flat



106/20 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

3
 2
 2

Price: \$680,000

Method: Private Sale

Date: 06/03/2026

Property Type: Apartment

Account - VICPROP | P: 03 8888 1011