

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

312/5 Elgar Court, Doncaster

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$698,000

Property type

Unit

Suburb

Doncaster

Period - From

April 2026

to

June 2026

Source

REIV

Comparable property sales

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. 110/5 Elgar Court, Doncaster	\$ 460,000	15/4/2026
2. 807/5 Elgar Court, Doncaster	\$ 481,000	17/7/2026
3. 120/101 Tram Road, Doncaster	\$ 445,000	20/5/2026

This Statement of Information was prepared on:

12/08/2026

Comparable properties



\$460,000

110/5 Elgar Court, Doncaster, Victoria

DATE: 15/4/2026

PROPERTY TYPE: Unit

 2  1
 1  sqm



\$481,000

807/5 Elgar Court, Doncaster, Victoria

DATE: 17/7/2026

PROPERTY TYPE: Unit

 2  1
 1  sqm



\$445,000

120/101 Tram Road, Doncaster, Victoria

DATE: 20/5/2026

PROPERTY TYPE: Unit

 2  2
 1  sqm x

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21 days on market



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