

# 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

407/8 Hepburn 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 \$580,000 & \$630,000

### Median sale price

Median price \$660,000 Property Type Unit Suburb Doncaster

Period - From 01/04/2023 to 31/03/2024 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	106/8 Hepburn Rd DONCASTER 3108	\$651,000	22/11/2023
2	717/101 Tram Rd DONCASTER 3108	\$630,000	23/11/2023
3	204/13-15 Goodson St DONCASTER 3108	\$588,888	04/02/2024

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:

09/05/2024 15:14



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

Year ending March 2024: \$660,000

## Comparable Properties



**106/8 Hepburn Rd DONCASTER 3108 (REI/VG)** Agent Comments



**Price:** \$651,000

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** Apartment



**717/101 Tram Rd DONCASTER 3108 (REI/VG)** Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 23/11/2023

**Property Type:** Apartment



**204/13-15 Goodson St DONCASTER 3108 (REI)** Agent Comments



**Price:** \$588,888

**Method:** Private Sale

**Date:** 04/02/2024

**Property Type:** Apartment

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