

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

712/642 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$584,500 Property Type Unit Suburb Doncaster

Period - From 25/08/2025 to 24/08/2026 Source Property Data

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	710/642 Doncaster Rd DONCASTER 3108	\$580,000	15/08/2026
2	923/642 Doncaster Rd DONCASTER 3108	\$550,000	21/05/2026
3	1013/642 Doncaster Rd DONCASTER 3108	\$605,000	27/04/2026

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:

25/08/2026 14:45



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$595,000

Median Unit Price

25/08/2025 - 24/08/2026: \$584,500

Comparable Properties



710/642 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

2
 2
 1

Price: \$580,000

Method: Private Sale

Date: 15/08/2026

Property Type: Apartment



923/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2
 2
 1

Price: \$550,000

Method: Auction Sale

Date: 21/05/2026

Property Type: Apartment

1013/642 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments

2
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Price: \$605,000

Method: Sale

Date: 27/04/2026

Property Type: Flat/Unit/Apartment (Res)

Account - VICPROP | P: 03 8888 1011