

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	807/5 Elgar Court, Doncaster VIC 3108
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Indicative selling price

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

Range between	\$450,000 & \$495,000
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Median sale price

Median price	\$565,000	Property Type	2-Bed Unit	Suburb	Doncaster
Period - From	May -2025	to	April-2026	Source	realestate.com.au

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	310/5 Elgar Court, Doncaster, Vic 3108	\$530,000	05-Mar-2026
2	708/5 Elgar Court, Doncaster, Vic 3108	\$503,500	26-Feb-2026
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This statement of information was prepared on 28-May-2026 at 2:37:07 PM AEST