

# 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

923/642 Doncaster 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 \$550,000 & \$595,000

### 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 | 904/642 Doncaster Rd DONCASTER 3108     | \$534,000 | 20/01/2026   |
| 2 | 119/632-640 Doncaster Rd DONCASTER 3108 | \$570,000 | 07/12/2025   |
| 3 | 805/642 Doncaster Rd DONCASTER 3108     | \$615,000 | 20/11/2025   |

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:

28/04/2026 18:24



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$550,000 - \$595,000

**Median Unit Price**

Year ending March 2026: \$712,500

## Comparable Properties



**904/642 Doncaster Rd DONCASTER 3108 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$534,000

**Method:** Private Sale

**Date:** 20/01/2026

**Property Type:** Apartment



**119/632-640 Doncaster Rd DONCASTER 3108 (REI)**

Agent Comments

2   
 2   
 2

**Price:** \$570,000

**Method:** Private Sale

**Date:** 07/12/2025

**Property Type:** Apartment



**805/642 Doncaster Rd DONCASTER 3108 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$615,000

**Method:** Private Sale

**Date:** 20/11/2025

**Property Type:** Apartment

**Account - VICPROP** | P: 03 8888 1011