

# 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

g07/832 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 \$590,000

&

\$640,000

### Median sale price

Median price \$697,500

Property Type Unit

Suburb Doncaster

Period - From 01/04/2026

to

30/06/2026

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 | 406/5 Sovereign Point Ct DONCASTER 3108 | \$620,000 | 13/05/2026   |
| 2 | 8/69 Tram Rd DONCASTER 3108             | \$632,000 | 26/05/2026   |
| 3 |                                         |           |              |

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:

07/08/2026 14:10

Zen Chan  
8841 4888  
0478168588  
zen.chan@jellisrcraig.com.au



2 2 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median Unit Price**  
June quarter 2026: \$697,500

## Comparable Properties



**406/5 Sovereign Point Ct DONCASTER 3108 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 13/05/2026  
**Property Type:** Apartment



**8/69 Tram Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$632,000  
**Method:** Private Sale  
**Date:** 26/05/2026  
**Property Type:** Townhouse (Single)

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.

**Account - Jellis Craig | P: 03 8841 4888**