

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

LG3/180 REYNOLDS ROAD DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

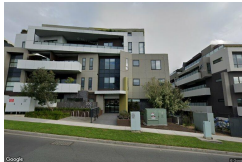
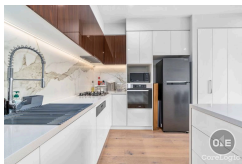
Date of sale

103/190 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$610,000	28-May-24
104/180 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$662,000	25-Jun-24
101/180 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$600,000	19-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 03 June 2025

**103/190 REYNOLDS ROAD
DONCASTER EAST VIC 3109**1  -  - Sold Price **\$610,000** Sold Date **28-May-24**Distance **0km****104/180 REYNOLDS ROAD
DONCASTER EAST VIC 3109**2  -  - Sold Price **\$662,000** Sold Date **25-Jun-24**Distance **0km****101/180 REYNOLDS ROAD
DONCASTER EAST VIC 3109**2  2  1 Sold Price **\$600,000** Sold Date **19-Dec-23**Distance **0km****RS** = Recent sale**UN** = Undisclosed Sale

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