

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

9/450 DONCASTER ROAD DONCASTER VIC 3108

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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

| | | |
|---|-----------|-----------|
| 3/84 WINFIELD ROAD BALWYN NORTH VIC 3104 | \$750,000 | 08-Feb-25 |
| 411/101 TRAM ROAD DONCASTER VIC 3108 | \$682,000 | 18-Feb-25 |
| 4004/2 SOVEREIGN POINT COURT DONCASTER VIC 3108 | \$700,000 | 26-Mar-25 |

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: 25 July 2025

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**3/84 WINFIELD ROAD BALWYN
NORTH VIC 3104**

2 1 2

Sold Price **\$750,000** Sold Date **08-Feb-25**

Distance **0.73km**



**411/101 TRAM ROAD DONCASTER
VIC 3108**

2 2 1

Sold Price **\$682,000** Sold Date **18-Feb-25**

Distance **1.27km**



**4004/2 SOVEREIGN POINT COURT
DONCASTER VIC 3108**

2 2 1

Sold Price ^{RS} **\$700,000** Sold Date **26-Mar-25**

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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