

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

502/642 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

\$420,000

&

\$435,000

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

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

113/8 HEPBURN ROAD DONCASTER VIC 3108	\$425,000	28-Sep-24
G7/5 HANKE ROAD DONCASTER VIC 3108	\$420,000	23-Sep-24
220/65 STABLES CIRCUIT DONCASTER VIC 3108	\$428,000	21-Sep-24

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: 14 July 2025



**113/8 HEPBURN ROAD
DONCASTER VIC 3108**

1 1 1

Sold Price

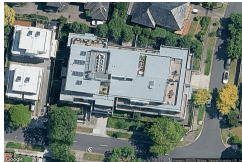
\$425,000

Sold Date

28-Sep-24

Distance

0.31km



**G7/5 HANKE ROAD DONCASTER
VIC 3108**

1 1 1

Sold Price

\$420,000

Sold Date

23-Sep-24

Distance

0.52km



**220/65 STABLES CIRCUIT
DONCASTER VIC 3108**

1 1 1

Sold Price

\$428,000

Sold Date

21-Sep-24

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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