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

303/632 Doncaster Road, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$667,500	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	417/632-640 Doncaster Rd DONCASTER 3108	\$568,000	24/05/2025
2	421/632 Doncaster Rd DONCASTER 3108	\$595,000	20/03/2025
3	603/632 Doncaster Rd DONCASTER 3108	\$575,000	18/02/2025

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:

10/07/2025 10:04









Property Type: Flat/Unit/Apartment (Res) Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price Year ending June 2025: \$667,500

Agent Comments

Agent Comments

Comparable Properties



2 2 2 2 Price: \$568,000 Method: Private Sale Date: 24/05/2025 Property Type: Apartment

421/632 Doncaster Rd DONCASTER 3108 (REI/VG)



Price: \$595,000 Method: Private Sale Date: 20/03/2025 Property Type: Unit



603/632 Doncaster Rd DONCASTER 3108 (REI/VG) Agent Comments 6 •**—** 2 2 2 Price: \$575,000 Method: Private Sale Date: 18/02/2025

Account - VICPROP | P: 03 8888 1011



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