

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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Aug 2024

to

31 Jul 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

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
402/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$690,000	11-Feb-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: 04 August 2025

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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**



402/330 MANNINGHAM ROAD DONCASTER VIC 3108

2 2 1

Sold Price **\$690,000** Sold Date **11-Feb-25**

Distance **1.47km**

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

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