

# 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

2/808 Elgar Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$710,000

### Median sale price

Median price \$666,000 Property Type Unit Suburb Doncaster

Period - From 01/01/2026 to 31/03/2026 Source 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.

|   | Address of comparable property         | Price     | Date of sale |
|---|--|-----------|--------------|
| 1 | 2/876 Doncaster Rd DONCASTER EAST 3109 | \$700,000 | 10/03/2026   |
| 2 | 2/9 Elizabeth St DONCASTER EAST 3109   | \$815,000 | 06/12/2025   |
| 3 | 6/797 Elgar Rd DONCASTER 3108          | \$670,000 | 25/11/2025   |

**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: 26/05/2026 11:53



2   
 1   
 2

**Property Type:** Unit  
**Land Size:** 225 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$650,000 - \$710,000  
**Median Unit Price**  
 March quarter 2026: \$666,000

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.

## Comparable Properties



2/876 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 10/03/2026  
**Property Type:** Unit  
**Land Size:** 146 sqm approx



2/9 Elizabeth St DONCASTER EAST 3109 (REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$815,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** Unit  
**Land Size:** 348 sqm approx



6/797 Elgar Rd DONCASTER 3108 (REI/VG)

Agent Comments

2   
 1   
 2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 25/11/2025  
**Property Type:** Unit  
**Land Size:** 219 sqm approx

Account - Barry Plant | P: 03 9842 8888