

## 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

G16/190 REYNOLDS ROAD DONCASTER EAST VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$407,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$903,000

Property type

Unit

Suburb

Doncaster East

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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 17/187 REYNOLDS ROAD DONCASTER EAST VIC 3109   | \$412,000 | 14-Jun-25 |
| 313/7 RED HILL TERRACE DONCASTER EAST VIC 3109 | \$380,000 | 09-Jul-25 |
| G09/190 REYNOLDS ROAD DONCASTER EAST VIC 3109  | \$370,000 | 09-Dec-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: 01 August 2025


**17/187 REYNOLDS ROAD  
DONCASTER EAST VIC 3109**

 1
  1
  1

Sold Price

**\$412,000**

Sold Date

**14-Jun-25**

Distance

**0.17km**

**313/7 RED HILL TERRACE  
DONCASTER EAST VIC 3109**

 1
  1
  1

Sold Price

<sup>RS</sup> **\$380,000**

Sold Date

**09-Jul-25**

Distance

**0.33km**

**G09/190 REYNOLDS ROAD  
DONCASTER EAST VIC 3109**

 1
  1
  1

Sold Price

**\$370,000**

Sold Date

**09-Dec-24**

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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