

## 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

7/927 DONCASTER ROAD DONCASTER EAST VIC 3109

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$903,000

Property type

Flats

Suburb

Doncaster East

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

7/885-889 DONCASTER ROAD DONCASTER EAST VIC 3109	\$575,000	29-Apr-25
119/3 MITCHELL STREET DONCASTER EAST VIC 3109	\$580,000	24-Apr-25
17/872 DONCASTER ROAD DONCASTER EAST VIC 3109	\$595,000	28-Mar-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: 08 July 2025



**7/885-889 DONCASTER ROAD  
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price **\$575,000** Sold Date **29-Apr-25**

Distance **0.36km**



**119/3 MITCHELL STREET  
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price **\$580,000** Sold Date **24-Apr-25**

Distance **0.36km**



**17/872 DONCASTER ROAD  
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price **\$595,000** Sold Date **28-Mar-25**

Distance **0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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