

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

107/802 Elgar Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$385,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/07/2025

to

30/09/2025

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	611/1 Grosvenor St DONCASTER 3108	\$390,000	17/11/2025
2	3/316 Manningham Rd DONCASTER 3108	\$400,000	12/09/2025
3	302/13-15 Goodson St DONCASTER 3108	\$376,000	26/08/2025

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:

02/12/2025 13:52



1
 1
 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$385,000

Median Unit Price

September quarter 2025: \$720,000

Comparable Properties



611/1 Grosvenor St DONCASTER 3108 (REI)

Agent Comments

1
 1
 1

Price: \$390,000

Method: Private Sale

Date: 17/11/2025

Property Type: Unit



3/316 Manningham Rd DONCASTER 3108 (REI/VG)

Agent Comments

1
 1
 1

Price: \$400,000

Method: Private Sale

Date: 12/09/2025

Property Type: Apartment



302/13-15 Goodson St DONCASTER 3108 (REI)

Agent Comments

1
 1
 1

Price: \$376,000

Method: Private Sale

Date: 26/08/2025

Property Type: Unit

Account - Harcourts Manningham | P: 03 9842 8000