

# 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

16/790 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 \$550,000 & \$600,000

### Median sale price

Median price \$712,500 Property Type Unit Suburb Doncaster

Period - From 01/04/2025 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	106/8 Berkeley St DONCASTER 3108	\$595,000	10/02/2026
2	G12/8 Berkeley St DONCASTER 3108	\$590,000	07/02/2026
3	203/5 Hanke Rd DONCASTER 3108	\$610,000	23/01/2026

**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:

29/04/2026 14:15

16/790 Elgar Road, Doncaster Vic 3108



 2  2  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median Unit Price**  
Year ending March 2026: \$712,500

## Comparable Properties

**106/8 Berkeley St DONCASTER 3108 (VG)**

[Agent Comments](#)

 2  -  -

**Price:** \$595,000  
**Method:** Sale  
**Date:** 10/02/2026  
**Property Type:** Strata Unit/Flat



**G12/8 Berkeley St DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

 2  2  1

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 07/02/2026  
**Property Type:** Apartment



**203/5 Hanke Rd DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

 2  2  1

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 23/01/2026  
**Property Type:** Apartment

**Account - Biggin & Scott Manningham** | P: 03 9841 9000 | F: 03 9841 9320



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