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	8/919 DONCASTER ROAD DONCASTER EAST VIC 3109

Indicative selling price

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

~~Single Price~~		or range between	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$903,000	Property type	Unit	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
11/885-889 DONCASTER ROAD DONCASTER EAST VIC 3109	$585,000	08-Apr-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

Tey Ashjaee
M 0400008880
E tey.ashjaee@belleproperty.com



7/885-889 DONCASTER ROAD DONCASTER EAST VIC 3109

2 2 1

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

Distance **0.28km**

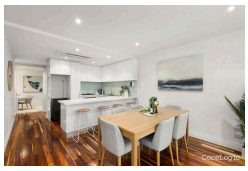


119/3 MITCHELL STREET DONCASTER EAST VIC 3109

2 2 1

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

Distance **0.29km**



11/885-889 DONCASTER ROAD DONCASTER EAST VIC 3109

2 1 1

Sold Price **$585,000** Sold Date **08-Apr-25**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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