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	303/7 RED HILL TERRACE 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	$480,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$851,000	Property type	Unit	Suburb	Doncaster East
Period-from	01 Oct 2024	to	30 Sep 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
407/7 RED HILL TERRACE DONCASTER EAST VIC 3109	$510,000	07-May-25
118/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	$512,000	20-Apr-25
LG8/210 REYNOLDS ROAD DONCASTER EAST VIC 3109	$520,328	02-May-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 October 2025

Harcourts
John Garnett
P 97625222
M 0425231779
E john.garnett@harcourts.com.au



407/7 RED HILL TERRACE
DONCASTER EAST VIC 3109

2 2 1

Sold Price **$510,000** Sold Date **07-May-25**

Distance **0km**



118/187 REYNOLDS ROAD
DONCASTER EAST VIC 3109

2 2 1

Sold Price **$512,000** Sold Date **20-Apr-25**

Distance **0.16km**



LG8/210 REYNOLDS ROAD
DONCASTER EAST VIC 3109

2 - -

Sold Price **$520,328** Sold Date **02-May-25**

Distance **0.33km**

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

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