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	305/8 Hepburn Road, Doncaster Vic 3108

Indicative selling price

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

Range between $690,000 & $730,000

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	1009/20 Hepburn Rd DONCASTER 3108	$665,000	17/06/2026
2	106/20 Hepburn Rd DONCASTER 3108	$680,000	06/03/2026
3	406/18 Berkeley St DONCASTER 3108	$710,000	02/03/2026

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: 30/06/2026 17:43

305/8 Hepburn Road, Doncaster Vic 3108

VICPROP



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$690,000 - $730,000
Median Unit Price
Year ending March 2026: $712,500

Comparable Properties



1009/20 Hepburn Rd DONCASTER 3108 (REI)

3 2 2

Price: $665,000
Method: Private Sale
Date: 17/06/2026
Property Type: Apartment

Agent Comments



106/20 Hepburn Rd DONCASTER 3108 (REI/VG)

3 2 2

Price: $680,000
Method: Private Sale
Date: 06/03/2026
Property Type: Apartment

Agent Comments

406/18 Berkeley St DONCASTER 3108 (VG)

3 - -

Price: $710,000
Method: Sale
Date: 02/03/2026
Property Type: Strata Unit/Flat

Agent Comments

Account - VICPROP | P: 03 8888 1011

REIV THE DIFFERENCE | propertydata.com.au

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