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	213/8 HEPBURN ROAD DONCASTER VIC 3108

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	$395,000	&	$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$634,750	Property type	Unit	Suburb	Doncaster
Period-from	01 Jun 2024	to	31 May 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
113/8 HEPBURN ROAD DONCASTER VIC 3108	$425,000	28-Sep-24
313/8 HEPBURN ROAD DONCASTER VIC 3108	$391,800	15-Mar-24

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: 13 June 2025

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113/8 HEPBURN ROAD DONCASTER VIC 3108

1 1 1

Sold Price **$425,000** Sold Date **28-Sep-24**

Distance **0km**



313/8 HEPBURN ROAD DONCASTER VIC 3108

1 1 1

Sold Price **$391,800** Sold Date **15-Mar-24**

Distance **0km**

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

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