

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
103/180 Reynolds Road, Doncaster East Vic 3109

Indicative selling price

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

Single price \$638,000

Median sale price

Median price \$890,000 Property Type Unit Suburb Doncaster East
Period - From 20/01/2025 to 19/01/2026 Source Property Data

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 G7/180 Reynolds Rd DONCASTER EAST 3109	\$585,000	11/12/2025
2 204/190 Reynolds Rd DONCASTER EAST 3109	\$560,000	13/11/2025
3		

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:

20/01/2026 12:54

103/180 Reynolds Road, Doncaster East

**Indicative Selling Price**

\$638,000

Median Unit Price

20/01/2025 - 19/01/2026: \$890,000

Property Type: Apartment**Agent Comments**

Council rate: Approx. \$1100 PA OC fees: Approx. \$2,552 PA. Potential rental: around \$630/week. Apartment approx. 87sqm internal + 16sqm balcony

Comparable Properties

**G7/180 Reynolds Rd DONCASTER EAST 3109 (REI/VG)** Agent Comments**Price:** \$585,000**Method:** Private Sale**Date:** 11/12/2025**Property Type:** Apartment**204/190 Reynolds Rd DONCASTER EAST 3109 (REI)** Agent Comments**Price:** \$560,000**Method:** Private Sale**Date:** 13/11/2025**Property Type:** Apartment

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.

Account - The One Real Estate (AU) | P: 03 7007 5707