

# 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](http://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.

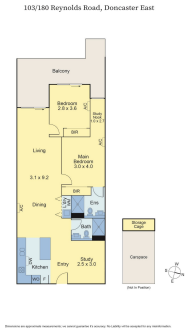
	Address of comparable property	Price	Date of sale
1	G7/180 Reynolds Rd DONCASTER EAST 3109	\$585,000	11/12/2025
2	204/190 Reynolds Rd DONCASTER EAST 3109	\$560,000	13/11/2025
3			

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



2 2 1

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

Indicative Selling Price

\$638,000

Median Unit Price

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

## Comparable Properties



67/180 Reynolds Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

2 2 1

Price: \$585,000

Method: Private Sale

Date: 11/12/2025

Property Type: Apartment



204/190 Reynolds Rd DONCASTER EAST 3109 (REI) Agent Comments

2 2 1

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.