

## 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

502/20 HEPBURN ROAD DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$465,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2025

to

31 May 2026

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

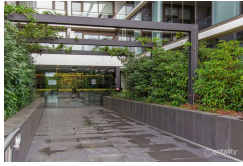
Date of sale

402/20 HEPBURN ROAD DONCASTER VIC 3108	\$490,000	22-Apr-26
713/20 HEPBURN ROAD DONCASTER VIC 3108	\$485,000	22-Apr-26
904/20 HEPBURN ROAD DONCASTER VIC 3108	\$515,000	27-Mar-26

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: 25 June 2026



**402/20 HEPBURN ROAD  
 DONCASTER VIC 3108**

 2  1  1

Sold Price **\$490,000** Sold Date **22-Apr-26**

Distance **0km**

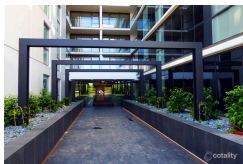


**713/20 HEPBURN ROAD  
 DONCASTER VIC 3108**

 2  1  1

Sold Price **\$485,000** Sold Date **22-Apr-26**

Distance **0km**



**904/20 HEPBURN ROAD  
 DONCASTER VIC 3108**

 2  1  1

Sold Price **\$515,000** Sold Date **27-Mar-26**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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