Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Single price \$385,000

Median sale price

Median price	\$720,000	Pro	perty Type U	nit		Suburb	Doncaster
Period - From	01/07/2025	to	30/09/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	611/1 Grosvenor St DONCASTER 3108	\$390,000	17/11/2025
2	3/316 Manningham Rd DONCASTER 3108	\$400,000	12/09/2025
3	302/13-15 Goodson St DONCASTER 3108	\$376,000	26/08/2025

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:	02/12/2025 13:52



Date of sale





Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$385,000 Median Unit Price September quarter 2025: \$720,000

Comparable Properties



611/1 Grosvenor St DONCASTER 3108 (REI)

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a 1

Price: \$390,000 Method: Private Sale Date: 17/11/2025 Property Type: Unit **Agent Comments**



3/316 Manningham Rd DONCASTER 3108 (REI/VG)

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Agent Comments

Price: \$400,000 Method: Private Sale Date: 12/09/2025

Property Type: Apartment



302/13-15 Goodson St DONCASTER 3108 (REI)

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Price: \$376,000 Method: Private Sale Date: 26/08/2025 Property Type: Unit



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Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000





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