

## 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

106/19 FREDERICK STREET 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

\$600,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Apr 2025

to

31 Mar 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

805/642 DONCASTER ROAD DONCASTER VIC 3108	\$615,000	07-Nov-25
203/5 HANKE ROAD DONCASTER VIC 3108	\$610,000	23-Jan-26
G1/8 BERKELEY STREET DONCASTER VIC 3108	\$615,000	16-Jan-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: 09 April 2026



**805/642 DONCASTER ROAD  
DONCASTER VIC 3108**

 2  2  1

Sold Price

**\$615,000**

Sold Date **07-Nov-25**

Distance **0.25km**



**203/5 HANKE ROAD DONCASTER  
VIC 3108**

 2  2  1

Sold Price

**\$610,000**

Sold Date **23-Jan-26**

Distance **0.29km**



**G1/8 BERKELEY STREET  
DONCASTER VIC 3108**

 2  2  1

Sold Price

<sup>RS</sup> **\$615,000**

Sold Date **16-Jan-26**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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