

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2025

to

30 Apr 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

G1/8 BERKELEY STREET DONCASTER VIC 3108	\$615,000	16-Jan-26
G12/8 BERKELEY STREET DONCASTER VIC 3108	\$590,000	07-Feb-26
203/5 HANKE ROAD DONCASTER VIC 3108	\$610,000	23-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: 23 May 2026



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

2 2 1

Sold Price **\$615,000** Sold Date **16-Jan-26**

Distance **0.49km**

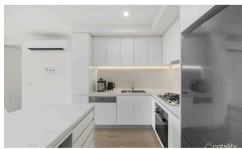


**G12/8 BERKELEY STREET
DONCASTER VIC 3108**

2 2 1

Sold Price **\$590,000** Sold Date **07-Feb-26**

Distance **0.49km**



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

2 2 1

Sold Price **\$610,000** Sold Date **23-Jan-26**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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