

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

205/9 WILLIAMSONS ROAD 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

\$658,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2025

to

31 Aug 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

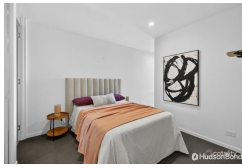
Date of sale

204/6 THIELE STREET DONCASTER VIC 3108	\$652,000	22-Mar-26
1 HENRY STREET DONCASTER VIC 3108	\$715,000	17-Apr-26
309/8 BERKELEY STREET DONCASTER VIC 3108	\$650,000	14-May-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: 16 September 2026


**204/6 THIELE STREET
DONCASTER VIC 3108**
 2  2  2

Sold Price

\$652,000

Sold Date

22-Mar-26

Distance

1.02km

**1 HENRY STREET DONCASTER VIC
3108**
 2  2  1

Sold Price

\$715,000

Sold Date

17-Apr-26

Distance

1.28km

**309/8 BERKELEY STREET
DONCASTER VIC 3108**
 2  2  2

Sold Price

\$650,000

Sold Date

14-May-26

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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