

## 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

G09/9-11 Williamsons Road, Doncaster Vic 3108

#### Indicative selling price

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

Range between \$795,000 & \$820,000

#### Median sale price

Median price \$642,500 Property Type Unit Suburb Doncaster

Period - From 23/01/2025 to 22/01/2026 Source Property Data

#### 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		Price	Date of sale
1	212/9 Williamsons Rd DONCASTER 3108	\$808,000	19/11/2025
2	304/8 Berkeley St DONCASTER 3108	\$783,000	24/07/2025
3			

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:

23/01/2026 10:35



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$795,000 - \$820,000

**Median Unit Price**

23/01/2025 - 22/01/2026: \$642,500

## Comparable Properties



**212/9 Williamsons Rd DONCASTER 3108 (REI/VG)**



Agent Comments

**Price:** \$808,000

**Method:** Private Sale

**Date:** 19/11/2025

**Property Type:** Apartment



**304/8 Berkeley St DONCASTER 3108 (REI/VG)**



Agent Comments

**Price:** \$783,000

**Method:** Private Sale

**Date:** 24/07/2025

**Property Type:** Apartment

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.

**Account** - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320