

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.