

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 609/9 Williamsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Doncaster

Period - From 28/05/2025 to 27/05/2026 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	410/9 Williamsons Rd DONCASTER 3108	\$550,000	15/05/2026
2	30/107 Whittens La DONCASTER 3108	\$532,000	15/04/2026
3	310/5 Elgar Ct DONCASTER 3108	\$530,000	05/03/2026

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: 28/05/2026 10:35

609/9 Williamsons Road, Doncaster Vic 3108



Property Type:
Agent Comments

Indicative Selling Price
\$530,000 - \$560,000
Median Unit Price
28/05/2025 - 27/05/2026: \$575,000

Comparable Properties



410/9 Williamsons Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 15/05/2026
Property Type: Apartment



30/107 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$532,000
Method: Private Sale
Date: 15/04/2026
Property Type: Apartment



310/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 05/03/2026
Property Type: Apartment

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



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