

## 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

13/33 Queens Avenue, Doncaster

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$400,000

**Median sale price**Median price 

\$666,000

Property type 

Unit

Suburb 

Doncaster

Period - From 

Jan 2026

to

March 2026

Source 

REIV

**Comparable property sales**

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. 105/11 Goodson Street, Doncaster  | \$ 370,000 | 8/12/2025    |
| 2. 208/1 Grosvenor Street, Doncaster | \$ 400,000 | 12/03/2026   |
| 3. 311/1 Grosvenor Street, Doncaster | \$ 402,000 | 13/01/2026   |

This Statement of Information was prepared on: 

28/05/2026

## Comparable properties



**\$ 370,000**

105/11 Goodson Street, Doncaster, Victoria

DATE: 8/12/2025

PROPERTY TYPE: APARTMENT

 1   
  1  
 1   
 sqm



**\$ 400,000**

208/1 Grosvenor Street, Doncaster, Victoria

DATE: 12/03/2026

PROPERTY TYPE: APARTMENT

 1   
  1  
 1   
 sqm



**\$ 402,000**

311/1 Grosvenor Street, Doncaster, Victoria

DATE: 13/01/2026

PROPERTY TYPE: APARTMENT

 1   
  1  
 1   
 sqm x

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