

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

14/222 Williamsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$700,000 & \$730,000

Median sale price

Median price \$1,045,000 Property Type Townhouse Suburb Doncaster

Period - From 17/08/2025 to 16/08/2026 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	14/249 Williamsons Rd TEMPLESTOWE 3106	\$735,000	08/08/2026
2	1 Henry St DONCASTER 3108	\$715,000	24/04/2026
3	3c Henry St DONCASTER 3108	\$750,000	16/03/2026

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:

17/08/2026 13:21



 2  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$700,000 - \$730,000

Median Townhouse Price

17/08/2025 - 16/08/2026: \$1,045,000

Comparable Properties

14/249 Williamsons Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 2  2  2

Price: \$735,000

Method: Auction Sale

Date: 08/08/2026

Property Type: Townhouse (Res)

Land Size: 110 sqm approx



1 Henry St DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$715,000

Method: Private Sale

Date: 24/04/2026

Property Type: Townhouse (Single)



3c Henry St DONCASTER 3108 (VG)

Agent Comments

 2  -  -

Price: \$750,000

Method: Sale

Date: 16/03/2026

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9874 3355