

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

17/1 GROSVENOR STREET DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

208/1 GROSVENOR STREET DONCASTER VIC 3108	\$400,000	12-Mar-26
212/1 GROSVENOR STREET DONCASTER VIC 3108	\$368,000	23-Jul-26
106/1 GROSVENOR STREET DONCASTER VIC 3108	\$375,000	22-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 21 September 2026

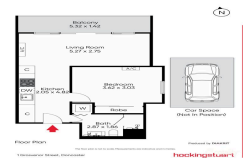


**208/1 GROSVENOR STREET
DONCASTER VIC 3108**

1 1 1

Sold Price **\$400,000** Sold Date **12-Mar-26**

Distance **0km**



**212/1 GROSVENOR STREET
DONCASTER VIC 3108**

1 1 1

Sold Price **\$368,000** Sold Date **23-Jul-26**

Distance **0km**



**106/1 GROSVENOR STREET
DONCASTER VIC 3108**

1 1 1

Sold Price **\$375,000** Sold Date **22-Oct-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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