

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

208/160 Williamsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Doncaster

Period - From 22/09/2025 to 21/09/2026 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	G04/160 Williamsons Rd DONCASTER 3108	\$553,000	19/08/2026
2	609/9 Williamsons Rd DONCASTER 3108	\$530,000	20/07/2026
3	24/316 Manningham Rd DONCASTER 3108	\$552,000	03/06/2026

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:

22/09/2026 10:03



2
 2
 1

Property Type: Apart

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

22/09/2025 - 21/09/2026: \$650,000

Comparable Properties



G04/160 Williamsons Rd DONCASTER 3108 (REI)

Agent Comments

2
 2
 1

Price: \$553,000

Method: Sold Before Auction

Date: 19/08/2026

Property Type: Apartment



609/9 Williamsons Rd DONCASTER 3108 (REI)

Agent Comments

2
 1
 1

Price: \$530,000

Method: Private Sale

Date: 20/07/2026

Property Type: Apartment



24/316 Manningham Rd DONCASTER 3108 (REI)

Agent Comments

2
 2
 1

Price: \$552,000

Method: Private Sale

Date: 03/06/2026

Property Type: Apartment

Land Size: 73 sqm approx

Account - VICPROP | P: 03 8888 1011