

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

308/9 WILLIAMSONS ROAD 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

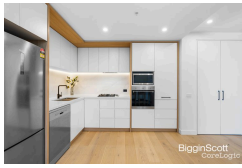
310/9 WILLIAMSONS ROAD DONCASTER VIC 3108	\$590,000	12-May-25
210/642 DONCASTER ROAD DONCASTER VIC 3108	\$591,888	17-Apr-25
305/3 GROSVENOR STREET DONCASTER VIC 3108	\$610,000	28-Nov-24

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: 22 May 2025

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**310/9 WILLIAMSONS ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price

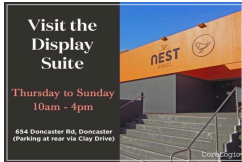
^{RS} **\$590,000**

Sold Date

12-May-25

Distance

0km



**210/642 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price

\$591,888

Sold Date

17-Apr-25

Distance

0.36km



**305/3 GROSVENOR STREET
DONCASTER VIC 3108**

2 2 1

Sold Price

\$610,000

Sold Date

28-Nov-24

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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