

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

G04/160 Williamsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$701,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2025 to 30/06/2026 Source REIV

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	24/316 Manningham Rd DONCASTER 3108	\$552,000	03/06/2026
2	102/330 Manningham Rd DONCASTER 3108	\$570,000	14/03/2026
3	G11/5 Sovereign Point Ct DONCASTER 3108	\$522,000	08/02/2026

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:

04/08/2026 09:57



2
 2
 1

Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

Year ending June 2026: \$701,000

Comparable Properties



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



102/330 Manningham Rd DONCASTER 3108 (REI/VG)

Agent Comments

2
 2
 1

Price: \$570,000

Method: Private Sale

Date: 14/03/2026

Property Type: Apartment



G11/5 Sovereign Point Ct DONCASTER 3108 (REI/VG)

Agent Comments

2
 2
 1

Price: \$522,000

Method: Private Sale

Date: 08/02/2026

Property Type: Apartment

Account - VICPROP | P: 03 8888 1011