

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

G04/9 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Apr 2025

to

31 Mar 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

102/9 WILLIAMSONS ROAD DONCASTER VIC 3108	\$835,000	23-Jan-26
202/9 WILLIAMSONS ROAD DONCASTER VIC 3108	\$828,000	14-Oct-25
212/9 WILLIAMSONS ROAD DONCASTER VIC 3108	\$808,000	01-Nov-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: 07 April 2026



102/9 WILLIAMSONS ROAD DONCASTER VIC 3108

3 2 2

Sold Price **\$835,000** Sold Date **23-Jan-26**

Distance **0km**



202/9 WILLIAMSONS ROAD DONCASTER VIC 3108

3 2 -

Sold Price **\$828,000** Sold Date **14-Oct-25**

Distance **0km**



212/9 WILLIAMSONS ROAD DONCASTER VIC 3108

3 2 -

Sold Price **\$808,000** Sold Date **01-Nov-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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