

## 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

115/8 BERKELEY STREET DONCASTER VIC 3108

### Indicative selling price

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

Single Price

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$653,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Dec 2023

to

30 Nov 2024

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

205/832 DONCASTER ROAD DONCASTER VIC 3108	\$543,000	01-Aug-24
609/91-93 TRAM ROAD DONCASTER VIC 3108	\$515,000	24-Oct-24
903/91-93 TRAM ROAD DONCASTER VIC 3108	\$530,000	26-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: 11 December 2024

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**205/832 DONCASTER ROAD  
DONCASTER VIC 3108**

 2  2  1

Sold Price **\$543,000** Sold Date **01-Aug-24**

Distance **1.29km**

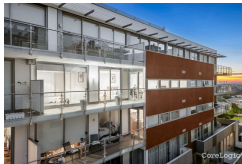


**609/91-93 TRAM ROAD  
DONCASTER VIC 3108**

 2  2  1

Sold Price **\$515,000** Sold Date **24-Oct-24**

Distance **0.51km**



**903/91-93 TRAM ROAD  
DONCASTER VIC 3108**

 2  2  1

Sold Price <sup>RS</sup> **\$530,000** Sold Date **26-Nov-24**

Distance **0.51km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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