

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 6/160 Williamsons Road, Doncaster

Indicative selling price

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

Range Between \$355,000 & \$390,000

Median sale price

Median price \$670,000 Property type Apartment Suburb Doncaster

Period - From Oct 2024 to Dec 2024 Source REIV

Comparable property sales

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. 624/642 Doncaster Road, Doncaster	\$ 440,000	25/09/2024
2. 113/8 Hepburn Road, Doncaster	\$ 425,000	21/10/2024
3. 220/65 Stables Circuit, Doncaster	\$ 428,000	4/10/2024

This Statement of Information was prepared on: 5/02/2025

Comparable properties



\$ 440,000

624/642 Doncaster Road, Doncaster, Victoria

DATE: 25/9/2024

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm



\$ 425,000

113/8 Hepburn Road, Doncaster, Victoria

DATE: 21/10/2024

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm



\$ 428,000

220/65 Stables Circuit, Doncaster, Victoria

DATE: 4/10/2024

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm x

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Our Difference



Average of only
21 days on market



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