

# 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 304/18 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)

Price Range \$565,000 & \$585,000

### Median sale price

Median price \$580,000 Property Type House Suburb Doncaster (3109)  
Period - From 01/02/2023 to 31/01/2024 Source Realestate

### Comparable property sales

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
14/832 DONCASTER ROAD, DONCASTER VIC 3108	\$599,000	16/01/2024
822/642 DONCASTER ROAD, DONCASTER VIC 3108	\$595,000	03/01/2024
210/18 BERKELEY STREET, DONCASTER VIC 3108	\$591,888	07/11/2023

This Statement of Information was prepared on: 12/02/2024