

## 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

207/18 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Aug 2023

to

31 Jul 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

109/18 BERKELEY STREET DONCASTER VIC 3108	\$528,000	28-Mar-24
1/18 BERKELEY STREET DONCASTER VIC 3108	\$520,000	09-May-24
118/8 BERKELEY STREET DONCASTER VIC 3108	\$565,000	17-Jul-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: 20 August 2024



**109/18 BERKELEY STREET  
 DONCASTER VIC 3108**

 2  2  -

Sold Price **\$528,000** Sold Date **28-Mar-24**

Distance **0km**



**1/18 BERKELEY STREET  
 DONCASTER VIC 3108**

 2  1  1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **09-May-24**

Distance **0km**



**118/8 BERKELEY STREET  
 DONCASTER VIC 3108**

 2  2  1

Sold Price <sup>RS</sup> **\$565,000** Sold Date **17-Jul-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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