

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 306/18 Berkeley Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$550,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 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	404/600 Doncaster Rd DONCASTER 3108	\$555,000	30/10/2023
2	205/18 Berkeley St DONCASTER 3108	\$525,000	21/10/2023
3	205/5 Sovereign Point Ct DONCASTER 3108	\$520,000	04/01/2024

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 six months.~~

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Indicative Selling Price

\$520,000 - \$550,000

Median Unit Price

December quarter 2023: \$717,500



2 2 1

Rooms: 1 Home Office/Bedroom3

Property Type: Apartment

Agent Comments

Comparable Properties



404/600 Doncaster Rd DONCASTER 3108
(REI/VG)

Agent Comments

2 2 1

Price: \$555,000

Method: Private Sale

Date: 30/10/2023

Property Type: Apartment



205/18 Berkeley St DONCASTER 3108
(REI/VG)

Agent Comments

2 2 1

Price: \$525,000

Method: Private Sale

Date: 21/10/2023

Property Type: Apartment



205/5 Sovereign Point Ct DONCASTER 3108
(REI)

Agent Comments

2 2 1

Price: \$520,000

Method: Private Sale

Date: 04/01/2024

Property Type: Apartment

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