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

303/3 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$560,000		&		\$595,000				
Median sale p	rice								
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Doncaster	
Period - From	11/03/2024	to	10/03/2025		So	urce	Property	y Data	

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.

Ad	dress of comparable property	Price	Date of sale
1	313/7 Berkeley St DONCASTER 3108	\$550,000	16/01/2025
2	305/3 Grosvenor St DONCASTER 3108	\$610,000	28/11/2024
3	1006/5 Elgar Ct DONCASTER 3108	\$592,000	23/09/2024

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.

This Statement of Information was prepared on:

11/03/2025 15:03







Property Type: Apartment Agent Comments

Indicative Selling Price \$560,000 - \$595,000 Median Unit Price 11/03/2024 - 10/03/2025: \$590,000

Enjoy a glorious northern aspect over Saxon Street Reserve in this Scandi inspired 2 bedroom 2 bathroom top floor security apartment. Drawing you in with treetop views, this parkside temptation is on the penthouse level, featuring north facing open plan living and dining.

Comparable Properties



Price: \$592,000 Method: Private Sale Date: 23/09/2024 Property Type: Unit

Account - VICPROP | P: 03 8888 1011



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