

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$595,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Doncaster

Period - From 11/03/2024 to 10/03/2025 Source Property 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.

	Address 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



2  
 2  
 1

**Property Type:** Apartment

**Agent Comments**

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.

**Indicative Selling Price**

\$560,000 - \$595,000

**Median Unit Price**

11/03/2024 - 10/03/2025: \$590,000

## Comparable Properties



**313/7 Berkeley St DONCASTER 3108 (REI)**

**Agent Comments**

2  
 2  
 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 16/01/2025

**Property Type:** Apartment



**305/3 Grosvenor St DONCASTER 3108 (REI/VG)**

**Agent Comments**

2  
 2  
 1

**Price:** \$610,000

**Method:** Auction Sale

**Date:** 28/11/2024

**Property Type:** Apartment

**1006/5 Elgar Ct DONCASTER 3108 (REI/VG)**

**Agent Comments**

2  
 2  
 1

**Price:** \$592,000

**Method:** Private Sale

**Date:** 23/09/2024

**Property Type:** Unit

**Account - VICPROP** | P: 03 8888 1011