

# 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

8/5 Grosvenor 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)

Range between \$660,000 & \$690,000

### Median sale price

Median price \$1,065,500 Property Type Townhouse Suburb Doncaster

Period - From 28/01/2024 to 27/01/2025 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	2/16 Victoria St DONCASTER 3108	\$655,000	02/12/2024
2	4/4 Amaroo Ct BOX HILL NORTH 3129	\$702,500	27/11/2024
3	1/734 Doncaster Rd DONCASTER 3108	\$680,000	31/10/2024

**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:

28/01/2025 11:46



2   2   1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**  
\$660,000 - \$690,000  
**Median Townhouse Price**  
28/01/2024 - 27/01/2025: \$1,065,500

## Comparable Properties



**2/16 Victoria St DONCASTER 3108 (VG)**

Agent Comments

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**Price:** \$655,000  
**Method:** Sale  
**Date:** 02/12/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**4/4 Amaroo Ct BOX HILL NORTH 3129 (REI)**

Agent Comments

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**Price:** \$702,500  
**Method:** Private Sale  
**Date:** 27/11/2024  
**Property Type:** Townhouse (Single)



**1/734 Doncaster Rd DONCASTER 3108 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 31/10/2024  
**Property Type:** Townhouse (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951