

## 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

108/7 BERKELEY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$345,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Apr 2024

to

31 Mar 2025

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

|   |           |           |
|---|-----------|-----------|
| 6/160 WILLIAMSONS ROAD DONCASTER VIC 3108 | \$371,000 | 08-Apr-25 |
| 115/1 GROSVENOR STREET DONCASTER VIC 3108 | \$370,000 | 21-Feb-25 |
| 113/632 DONCASTER ROAD DONCASTER VIC 3108 | \$358,000 | 10-Jan-25 |

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: 24 April 2025



**6/160 WILLIAMSONS ROAD  
DONCASTER VIC 3108**

1 1 1

Sold Price

<sup>RS</sup>

**\$371,000**

Sold Date

**08-Apr-25**

Distance

**1.29km**



**115/1 GROSVENOR STREET  
DONCASTER VIC 3108**

1 1 1

Sold Price

<sup>RS</sup>

**\$370,000**

Sold Date

**21-Feb-25**

Distance

**0.36km**



**113/632 DONCASTER ROAD  
DONCASTER VIC 3108**

1 1 1

Sold Price

**\$358,000**

Sold Date

**10-Jan-25**

Distance

**0.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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