

# 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

205/13-15 Goodson 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)

Single price

\$470,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2025

to

30/06/2025

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	901/101 Tram Rd DONCASTER 3108	\$470,000	23/07/2025
2	5/13-15 Goodson St DONCASTER 3108	\$438,500	21/07/2025
3	507/101 Tram Rd DONCASTER 3108	\$487,000	23/05/2025

**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:

28/08/2025 10:46



 2    2    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$470,000

**Median Unit Price**

June quarter 2025: \$800,000

## Comparable Properties



**901/101 Tram Rd DONCASTER 3108 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 23/07/2025

**Property Type:** Apartment



**5/13-15 Goodson St DONCASTER 3108 (REI)**

Agent Comments

 2    1    1

**Price:** \$438,500

**Method:** Private Sale

**Date:** 21/07/2025

**Property Type:** Apartment

**Land Size:** 2088 sqm approx



**507/101 Tram Rd DONCASTER 3108 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$487,000

**Method:** Private Sale

**Date:** 23/05/2025

**Property Type:** Apartment

**Account - Barry Plant** | P: 03 9842 8888