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	212/8 Berkeley Street, Doncaster Vic 3108
Including suburb and	•
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

narige between \$500,000 & \$500,000	Range between	\$588,000	&	\$638,000
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Median sale price

Median price	\$601,000	Pro	perty Type Un	it		Suburb	Doncaster
Period - From	01/01/2025	to	31/03/2025	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	1021/642 Doncaster Rd DONCASTER 3108	\$585,000	10/06/2025
2	G3/8 Berkeley St DONCASTER 3108	\$525,000	06/06/2025
3	903/5 Elgar Ct DONCASTER 3108	\$585,000	27/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/06/2025 14:25





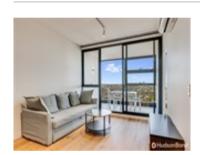




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$588,000 - \$638,000 **Median Unit Price** March quarter 2025: \$601,000

Comparable Properties



1021/642 Doncaster Rd DONCASTER 3108 (REI)

2

Price: \$585,000 Method: Private Sale Date: 10/06/2025

Property Type: Apartment

Agent Comments



G3/8 Berkeley St DONCASTER 3108 (REI)

2

Agent Comments

Price: \$525,000 Method: Private Sale Date: 06/06/2025

Property Type: Apartment



903/5 Elgar Ct DONCASTER 3108 (REI)

Price: \$585,000 Method: Private Sale Date: 27/05/2025

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888



