

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

304/19 Frederick Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2025 to 30/09/2025 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	304/8 Berkeley St DONCASTER 3108	\$783,000	24/07/2025
2	18 Harvest Ct DONCASTER 3108	\$810,000	23/06/2025
3	4005/2 Sovereign Point Ct DONCASTER 3108	\$800,000	28/05/2025

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:

13/10/2025 10:39

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$770,000 - \$840,000

Median Unit Price

September quarter 2025: \$720,000

Comparable Properties

**304/8 Berkeley St DONCASTER 3108 (REI)**

Agent Comments

**Price:** \$783,000**Method:** Private Sale**Date:** 24/07/2025**Property Type:** Apartment**18 Harvest Ct DONCASTER 3108 (REI/VG)**

Agent Comments

**Price:** \$810,000**Method:** Private Sale**Date:** 23/06/2025**Property Type:** Unit**4005/2 Sovereign Point Ct DONCASTER 3108 (REI/VG)**

Agent Comments

**Price:** \$800,000**Method:** Private Sale**Date:** 28/05/2025**Property Type:** Apartment**Land Size:** 4692 sqm approx

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