

## 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

304/8 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

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$634,750

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2024

to

31 May 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

4005/2 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$800,000	28-May-25
503/600 DONCASTER ROAD DONCASTER VIC 3108	\$835,000	16-Jan-25
217/8 BERKELEY STREET DONCASTER VIC 3108	\$714,500	31-May-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: 09 June 2025



## 4005/2 SOVEREIGN POINT COURT DONCASTER VIC 3108

 3  2  2

Sold Price <sup>RS</sup> **\$800,000** <sup>UN</sup> Sold Date **28-May-25**

Distance **0.46km**



## 503/600 DONCASTER ROAD DONCASTER VIC 3108

 3  2  2

Sold Price **\$835,000** Sold Date **16-Jan-25**

Distance **0.48km**



## 217/8 BERKELEY STREET DONCASTER VIC 3108

 3  2  2

Sold Price <sup>RS</sup> **\$714,500** Sold Date **31-May-25**

Distance **0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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