

## 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

308/9 WILLIAMSONS ROAD 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

\$570,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2024

to

30 Apr 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

903/5 ELGAR COURT DONCASTER VIC 3108	585000	27-May-25
301/330 MANNINGHAM ROAD DONCASTER VIC 3108	567000	05-Dec-24
206/19 FREDERICK STREET DONCASTER VIC 3108	580000	24-Feb-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: 29 May 2025

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**903/5 ELGAR COURT DONCASTER VIC 3108**

 2  2  1

<sup>RS</sup> **585000** Sold Date **27-May-25**

Distance **0.31km**



**301/330 MANNINGHAM ROAD DONCASTER VIC 3108**

 2  2  1

Sold Price **567000** Sold Date **05-Dec-24**

Distance **1.28km**



**206/19 FREDERICK STREET DONCASTER VIC 3108**

 2  2  1

Sold Price **580000** Sold Date **24-Feb-25**

Distance **0.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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