

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

311/1 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$400,000

&

\$420,000

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	611/1 Grosvenor St DONCASTER 3108	\$390,000	17/11/2025
2	106/1 Grosvenor St DONCASTER 3108	\$375,000	22/10/2025
3	808/1 Grosvenor St DONCASTER 3108	\$405,000	28/08/2025

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:

19/12/2025 16:50



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$400,000 - \$420,000
Median Unit Price
September quarter 2025: \$720,000

Comparable Properties



611/1 Grosvenor St DONCASTER 3108 (REI/VG)

Agent Comments

 1  1  1

Price: \$390,000
Method: Private Sale
Date: 17/11/2025
Property Type: Unit



106/1 Grosvenor St DONCASTER 3108 (REI)

Agent Comments

 1  1  1

Price: \$375,000
Method: Private Sale
Date: 22/10/2025
Property Type: Apartment



808/1 Grosvenor St DONCASTER 3108 (REI/VG)

Agent Comments

 1  1  1

Price: \$405,000
Method: Private Sale
Date: 28/08/2025
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888