

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 311/1 Grosvenor Street, Doncaster Vic 3108
Including suburb and postcode

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

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

Agent Comments

**106/1 Grosvenor St DONCASTER 3108 (REI)****Price:** \$375,000**Method:** Private Sale**Date:** 22/10/2025**Property Type:** Apartment

Agent Comments

**808/1 Grosvenor St DONCASTER 3108 (REI/VG)****Price:** \$405,000**Method:** Private Sale**Date:** 28/08/2025**Property Type:** Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888