

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

5/13-15 Goodson Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Doncaster

Period - From

16/07/2024

to

15/07/2025

Source

Property Data

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	4/23 Firth St DONCASTER 3108	\$435,000	23/06/2025
2	210/5 Elgar Ct DONCASTER 3108	\$430,000	23/05/2025
3	803/101 Tram Rd DONCASTER 3108	\$425,000	30/04/2025

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:

16/07/2025 17:02

5/13-15 Goodson Street, Doncaster Vic 3108

Harcourts

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

16/07/2024 - 15/07/2025: \$580,000



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



4/23 Firth St DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$435,000

Method: Private Sale

Date: 23/06/2025

Property Type: Apartment



210/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000

Method: Private Sale

Date: 23/05/2025

Property Type: Apartment



803/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$425,000

Method: Private Sale

Date: 30/04/2025

Property Type: Apartment

Account - Harcourts Manningham | P: 03 9842 8000



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