### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	503/7 Berkeley Street, Doncaster Vic 3108
Including suburb and	•
postcode	

#### Indicative selling price

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

Single price \$558,000

#### Median sale price

Median price	\$800,000	Pro	perty Type	Unit		Suburb	Doncaster
Period - From	01/04/2025	to	30/06/2025		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

1	305/8 Berkeley St DONCASTER 3108	\$492,000	31/03/2025
2	115/8 Berkeley St DONCASTER 3108	\$520,000	18/01/2025
3	313/7 Berkeley St DONCASTER 3108	\$550,000	16/01/2025

#### 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:	21/07/2025 10:22



Date of sale







Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$558,000 **Median Unit Price** June quarter 2025: \$800,000

# Comparable Properties



305/8 Berkeley St DONCASTER 3108 (REI/VG)

**Agent Comments** 

Price: \$492,000 Method: Private Sale Date: 31/03/2025

Property Type: Apartment

115/8 Berkeley St DONCASTER 3108 (REI/VG)

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**Agent Comments** 

Price: \$520,000 Method: Private Sale Date: 18/01/2025

Property Type: Apartment



313/7 Berkeley St DONCASTER 3108 (REI/VG)

Method: Private Sale

Price: \$550,000

Date: 16/01/2025 Property Type: Apartment Agent Comments

Account - Barry Plant | P: 03 9842 8888





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