

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

603/1 GROSVENOR STREET DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Apr 2024

to

31 Mar 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

203/1 GROSVENOR STREET DONCASTER VIC 3108	520888	08-Dec-24
303/1 GROSVENOR STREET DONCASTER VIC 3108	541000	20-Dec-24
303/3 GROSVENOR STREET DONCASTER VIC 3108	592000	15-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: 09 April 2025



**203/1 GROSVENOR STREET
DONCASTER VIC 3108**

2 2 1

Sold Price **520888** Sold Date **08-Dec-24**

Distance -

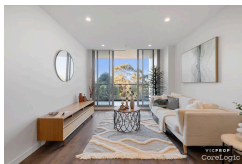


**303/1 GROSVENOR STREET
DONCASTER VIC 3108**

2 2 1

Sold Price **541000** Sold Date **20-Dec-24**

Distance -



**303/3 GROSVENOR STREET
DONCASTER VIC 3108**

2 2 1

Sold Price ^{RS} **592000** Sold Date **15-Feb-25**

Distance -

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

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