

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

4/160 Williamsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$600,000

&

\$620,000

Median sale price

Median price \$800,000

Property 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	Price	Date of sale
1	310/9 Williamsons Rd DONCASTER 3108	\$590,000	12/05/2025
2	213/642 Doncaster Rd DONCASTER 3108	\$599,666	11/04/2025
3	G01/5 Sovereign Point Ct DONCASTER 3108	\$620,000	13/03/2025

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:

14/08/2025 17:34



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$600,000 - \$620,000
Median Unit Price
June quarter 2025: \$800,000

Comparable Properties



310/9 Williamsons Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 12/05/2025
Property Type: Apartment



213/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$599,666
Method: Private Sale
Date: 11/04/2025
Property Type: Apartment



G01/5 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192