

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

G1/8 Berkeley Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$632,500 Property Type Unit Suburb Doncaster

Period - From 15/12/2024 to 14/12/2025 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	505/5 Sovereign Point Ct DONCASTER 3108	\$550,000	28/11/2025
2	208/8 Clay Dr DONCASTER 3108	\$538,000	21/10/2025
3	5/85 Tram Rd DONCASTER 3108	\$530,000	17/06/2025

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:

15/12/2025 14:26



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Property Type: Apartment
Land Size: 107 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
15/12/2024 - 14/12/2025: \$632,500

Comparable Properties



505/5 Sovereign Point Ct DONCASTER 3108 (REI)

[Agent Comments](#)

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Price: \$550,000
Method: Private Sale
Date: 28/11/2025
Property Type: Apartment



208/8 Clay Dr DONCASTER 3108 (REI)

[Agent Comments](#)

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Price: \$538,000
Method: Private Sale
Date: 21/10/2025
Property Type: Apartment



5/85 Tram Rd DONCASTER 3108 (REI/VG)

[Agent Comments](#)

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Price: \$530,000
Method: Private Sale
Date: 17/06/2025
Property Type: Apartment

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