HudsonBond
9840 7700
sales@hudsonbond.com.au

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	605/1 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	$470,000

Median sale price

Median price	$666,000	Property type	Unit	Suburb	Doncaster
Period - From	Jan 2026	to	March 2026	Source	REIV

Comparable property sales

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. 101/3 Grosvenor Street, Doncaster	$495,000	5/05/2026
2. 3002/2 Sovereign Point Court, Doncaster	$680,000	31/03/2026
3. 411/7 Berkeley Street, Doncaster	$545,000	24/02/2026

This Statement of Information was prepared on: 22/06/2026

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Comparable properties



$495,000

101/3 Grosvenor Street, Victoria

DATE: 5/05/2026

PROPERTY TYPE: Unit

2 2

1



$680,000

3002/2 Sovereign Point Court, Doncaster Victoria

DATE: 31/03/2026

PROPERTY TYPE: Unit

2 1

1



$545,000

411/7 Berkeley Street, Doncaster Victoria

DATE: 24/02/2026

PROPERTY TYPE: Unit

2 2

1

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SOLD Average of only 21 days on market

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