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	215/1 Grosvenor St, Doncaster East 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	$370,000

Median sale price

Median price	$666,000	Property type	UNIT	Suburb	Doncaster
Period - From	January 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. 311/1 Grosvenor St, Doncaster	$ 402,000	13/1/2026
2. 208/1 Grosvenor St, Doncaster	$ 400,000	12/3/2026
3. 110/7 Berkeley St, Doncaster	$ 395,000	18/6/2026

This Statement of Information was prepared on: 10 August 2026

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Comparable properties



$ 402,000

311/1 Grosvenor St, Doncaster, Victoria

DATE: 13/1/2026

PROPERTY TYPE: APARTMENT

1 1

1



$ 400,000

208/1 Grosvenor St, Doncaster, Victoria

DATE: 12/3/2026

PROPERTY TYPE: APARTMENT

1

1



$ 395,000

110/7 Berkeley St, Doncaster, Victoria

DATE: 18/6/2026

PROPERTY TYPE: UNIT

1 1

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The Smartre™ Sale

A smarter and safer way to sell your property without any upfront costs.

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