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	G03/19-21 Frederick Street, Doncaster Vic 3108

Indicative selling price

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

Range between $390,000 & $400,000

Median sale price

Median price $697,500 Property Type Unit Suburb Doncaster

Period - From 01/04/2026 to 30/06/2026 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	110/7 Berkeley St DONCASTER 3108	$395,000	18/06/2026
2	609/632 Doncaster Rd DONCASTER 3108	$360,000	10/04/2026
3	208/1 Grosvenor St DONCASTER 3108	$400,000	12/03/2026

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: 14/07/2026 10:08

G03/19-21 Frederick Street, Doncaster Vic 3108

JellisCraig

Sam Babalis
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$390,000 - $400,000
Median Unit Price
June quarter 2026: $697,500

Comparable Properties



110/7 Berkeley St DONCASTER 3108 (REI)

1 1 1

Price: $395,000
Method: Private Sale
Date: 18/06/2026
Property Type: Apartment

Agent Comments



609/632 Doncaster Rd DONCASTER 3108 (REI/VG)

1 1 1

Price: $360,000
Method: Private Sale
Date: 10/04/2026
Property Type: Apartment

Agent Comments



208/1 Grosvenor St DONCASTER 3108 (REI/VG)

1 1 1

Price: $400,000
Method: Private Sale
Date: 12/03/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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