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	203/1 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

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

Range between $495,000 & $540,000

Median sale price

Median price $588,000 Property Type Unit Suburb Doncaster

Period - From 20/11/2023 to 19/11/2024 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	208/8 Hepburn Rd DONCASTER 3108	$530,800	07/11/2024
2	602/1 Grosvenor St DONCASTER 3108	$520,000	14/08/2024
3	111/18 Berkeley St DONCASTER 3108	$503,000	09/08/2024

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: 20/11/2024 09:58

Nelson Alexander



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$495,000 - $540,000
Median Unit Price
20/11/2023 - 19/11/2024: $588,000

Comparable Properties



208/8 Hepburn Rd DONCASTER 3108 (REI)

2 2 1

Price: $530,800
Method: Private Sale
Date: 07/11/2024
Property Type: Apartment

Agent Comments



602/1 Grosvenor St DONCASTER 3108 (REI)

2 2 1

Price: $520,000
Method: Private Sale
Date: 14/08/2024
Property Type: Apartment

Agent Comments



111/18 Berkeley St DONCASTER 3108 (REI)

2 2 1

Price: $503,000
Method: Private Sale
Date: 09/08/2024
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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