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	407/1 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

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

Range between $420,000 & $450,000

Median sale price

Median price $800,000 Property Type Unit Suburb Doncaster

Period - From 01/04/2025 to 30/06/2025 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	403/20 Hepburn Rd DONCASTER 3108	$480,000	31/07/2025
2	5/13-15 Goodson St DONCASTER 3108	$438,500	21/07/2025
3	408/5 Elgar Ct DONCASTER 3108	$455,000	19/03/2025

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: 20/08/2025 13:37

407/1 Grosvenor Street, Doncaster Vic 3108

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
June quarter 2025: $800,000

Comparable Properties



403/20 Hepburn Rd DONCASTER 3108 (REI/VG)

2 | 1 | 1

Price: $480,000
Method: Private Sale
Date: 31/07/2025
Property Type: Apartment

Agent Comments



5/13-15 Goodson St DONCASTER 3108 (REI)

2 | 1 | 1

Price: $438,500
Method: Private Sale
Date: 21/07/2025
Property Type: Apartment
Land Size: 2088 sqm approx

Agent Comments



408/5 Elgar Ct DONCASTER 3108 (REI/VG)

2 | 1 | 1

Price: $455,000
Method: Private Sale
Date: 19/03/2025
Property Type: Apartment

Agent Comments

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