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	G12/8 Berkeley Street, Doncaster Vic 3108

Indicative selling price

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

Range between $550,000 & $580,000

Median sale price

Median price $687,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2025 to 31/12/2025 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	G1/8 Berkeley St DONCASTER 3108	$615,000	16/01/2026
2	204/600 Doncaster Rd DONCASTER 3108	$550,000	28/11/2025
3	212/8 Berkeley St DONCASTER 3108	$585,000	15/09/2025

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: 02/02/2026 15:12

G12/8 Berkeley Street, Doncaster Vic 3108

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Indicative Selling Price
$550,000 - $580,000
Median Unit Price
December quarter 2025: $687,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



G1/8 Berkeley St DONCASTER 3108 (REI)

2 2 1

Price: $615,000
Method: Sold Before Auction
Date: 16/01/2026
Property Type: Apartment
Land Size: 127 sqm approx

Agent Comments



204/600 Doncaster Rd DONCASTER 3108 (REI/VG)

2 2 1

Price: $550,000
Method: Sold Before Auction
Date: 28/11/2025
Property Type: Apartment

Agent Comments



212/8 Berkeley St DONCASTER 3108 (REI/VG)

2 1 1

Price: $585,000
Method: Sold Before Auction
Date: 15/09/2025
Property Type: Apartment

Agent Comments

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