

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

217/8 Berkeley Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$615,000

&

\$676,500

Median sale price

Median price

\$601,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/01/2025

to

31/03/2025

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	1/6 Gilmore Rd DONCASTER 3108	\$950,000	29/04/2025
2	3/6 Gilmore Rd DONCASTER 3108	\$912,000	10/04/2025
3	214/8 Berkeley St DONCASTER 3108	\$615,000	13/12/2024

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:

02/05/2025 10:45

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Indicative Selling Price

\$615,000 - \$676,500

Median Unit Price

March quarter 2025: \$601,000



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



1/6 Gilmore Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 29/04/2025

Property Type: Townhouse (Single)



3/6 Gilmore Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$912,000

Method: Private Sale

Date: 10/04/2025

Property Type: Townhouse (Res)



214/8 Berkeley St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$615,000

Method: Sold Before Auction

Date: 13/12/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888