

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

304/19 Frederick Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$780,000

&

\$858,000

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	212/9 Williamsons Rd DONCASTER 3108	\$808,000	19/11/2025
2	107/83 Tram Rd DONCASTER 3108	\$620,000	10/11/2025
3	1001/101 Tram Rd DONCASTER 3108	\$960,000	10/10/2025

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:

11/02/2026 13:39



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$780,000 - \$858,000

Median Unit Price

December quarter 2025: \$687,000

Comparable Properties



212/9 Williamsons Rd DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$808,000

Method: Private Sale

Date: 19/11/2025

Property Type: Apartment



107/83 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$620,000

Method: Private Sale

Date: 10/11/2025

Property Type: Apartment



1001/101 Tram Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$960,000

Method: Private Sale

Date: 10/10/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888