

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

2/13-15 Goodson Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$385,000

&

\$420,000

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	105/11 Goodson St DONCASTER 3108	\$370,000	08/12/2025
2	305/13-15 Goodson St DONCASTER 3108	\$383,000	28/07/2025
3	302/13-15 Goodson St DONCASTER 3108	\$376,000	26/08/2025

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:

14/01/2026 10:54



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$385,000 - \$420,000
Median Unit Price
December quarter 2025: \$687,000

Comparable Properties

105/11 Goodson St DONCASTER 3108 (REI)

Agent Comments

 1  1  1

Price: \$370,000
Method:
Date: 08/12/2025
Property Type: House

305/13-15 Goodson St DONCASTER 3108 (REI)

Agent Comments

 1  1  1

Price: \$383,000
Method:
Date: 28/07/2025
Property Type: House



302/13-15 Goodson St DONCASTER 3108 (REI)

Agent Comments

 1  1  1

Price: \$376,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888