

# 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

601/1 Grosvenor Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$980,000

### Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/07/2025

to

30/09/2025

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	1001/101 Tram Rd DONCASTER 3108	\$960,000	10/10/2025
3	302/600 Doncaster Rd DONCASTER 3108	\$1,180,000	16/08/2025

**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:

17/12/2025 09:59



 3  3  2

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$980,000  
Median Unit Price  
September quarter 2025: \$720,000

## Comparable Properties



212/9 Williamsons Rd DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$808,000  
Method: Private Sale  
Date: 19/11/2025  
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



302/600 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

 3  3  3

Price: \$1,180,000  
Method: Auction Sale  
Date: 16/08/2025  
Property Type: Apartment  
Land Size: 200 sqm approx

Account - Barry Plant | P: 03 9842 8888