

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

G06/1 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$697,500 Property Type Unit Suburb Doncaster

Period - From 01/04/2026 to 30/06/2026 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	215/1 Grosvenor St DONCASTER 3108	\$370,000	04/09/2026
2	4/790 Elgar Rd DONCASTER 3108	\$345,000	13/08/2026
3	505/632 Doncaster Rd DONCASTER 3108	\$355,000	08/07/2026

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: 15/09/2026 15:17



1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

June quarter 2026: \$697,500

Comparable Properties



215/1 Grosvenor St DONCASTER 3108 (REI)

Agent Comments

1
 1
 1

Price: \$370,000

Method: Private Sale

Date: 04/09/2026

Property Type: Unit



4/790 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

1
 1
 1

Price: \$345,000

Method: Private Sale

Date: 13/08/2026

Property Type: Apartment



505/632 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

1
 1
 1

Price: \$355,000

Method: Private Sale

Date: 08/07/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888