

# 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 607/9 Williamsons Road, Doncaster Vic 3108

### Indicative selling price

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

Range between \$420,000 & \$440,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb Doncaster

Period - From 23/03/2025 to 22/03/2026 Source Property Data

### 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	924/642 Doncaster Rd DONCASTER 3108	\$424,400	11/12/2025
2			
3			

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: 23/03/2026 14:11

607/9 Williamsons Road, Doncaster Vic 3108



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$420,000 - \$440,000  
**Median Unit Price**  
23/03/2025 - 22/03/2026: \$575,000

## Comparable Properties

**924/642 Doncaster Rd DONCASTER 3108 (VG)**

Agent Comments



**Price:** \$424,400  
**Method:** Sale  
**Date:** 11/12/2025  
**Property Type:** Flat/Unit/Apartment (Res)

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.

**Account - Biggin & Scott Manningham** | P: 03 9841 9000 | F: 03 9841 9320



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