

STATEMENT OF INFORMATION

204/9 WILLIAMSONS ROAD, DONCASTER, VIC 3108

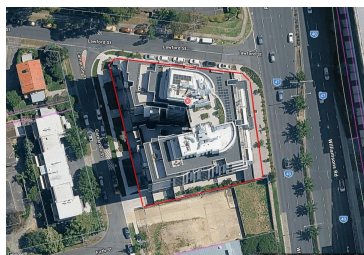
PREPARED BY RYAN TAO, MAYCORP PROPERTY, PHONE: 0459 999 789



maycorp

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



204/9 WILLIAMSONS ROAD, DONCASTER,  3  2  2

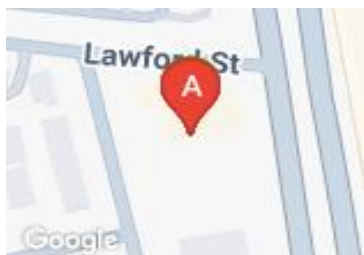
Indicative Selling Price

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

Single Price: **\$820,000**

Provided by: Ryan Tao, Maycorp Property

MEDIAN SALE PRICE



DONCASTER, VIC, 3108

Suburb Median Sale Price (Unit)

\$637,500

01 April 2025 to 31 March 2026

Provided by: 

COMPARABLE PROPERTIES

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.



212/9 WILLIAMSONS RD, DONCASTER, VIC

 3  2  2

Sale Price

\$808,000

Sale Date: 01/11/2025

Distance from Property: 1m



211/9 WILLIAMSONS RD, DONCASTER, VIC

 3  2  2

Sale Price

\$720,000

Sale Date: 22/01/2026

Distance from Property: 1m



102/9 WILLIAMSONS RD, DONCASTER, VIC

 3  2  2

Sale Price

\$835,000

Sale Date: 23/01/2026

Distance from Property: 1m



This report has been compiled on 24/04/2026 by Maycorp Property. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale


Address Including suburb and postcode: 204/9 WILLIAMSONS ROAD, DONCASTER, VIC 3108

Indicative selling price

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

Single Price: \$820,000

Median sale price

Median price: \$637,500 Property type: Unit Suburb: DONCASTER
Period: 01 April 2025 to 31 March 2026 Source: 

Comparable property sales

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
212/9 WILLIAMSONS RD, DONCASTER, VIC 3108	\$808,000	01/11/2025
211/9 WILLIAMSONS RD, DONCASTER, VIC 3108	\$720,000	22/01/2026
102/9 WILLIAMSONS RD, DONCASTER, VIC 3108	\$835,000	23/01/2026

This Statement of Information was prepared on: 24/04/2026