

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

311/8 BERKELEY STREET DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,516,500

Property type

Other

Suburb

Doncaster

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

405/18 BERKELEY STREET DONCASTER VIC 3108	\$740,000	12-Nov-25
403/600 DONCASTER ROAD DONCASTER VIC 3108	\$865,000	15-Nov-25
212/9 WILLIAMSONS ROAD DONCASTER VIC 3108	\$808,000	01-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 25 February 2026



**405/18 BERKELEY STREET
DONCASTER VIC 3108**

 3  3  2

Sold Price ^{RS} **\$740,000** ^{UN} Sold Date **12-Nov-25**

Distance **0km**



**403/600 DONCASTER ROAD
DONCASTER VIC 3108**

 3  2  2

Sold Price **\$865,000** Sold Date **15-Nov-25**

Distance **0.48km**



**212/9 WILLIAMSONS ROAD
DONCASTER VIC 3108**

 3  2  -

Sold Price **\$808,000** Sold Date **01-Nov-25**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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