

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2025

to

28 Feb 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 211/9 WILLIAMSONS ROAD DONCASTER VIC 3108       | \$720,000 | 22-Jan-26 |
| 5002/2 SOVEREIGN POINT COURT DONCASTER VIC 3108 | \$708,000 | 12-Nov-25 |
| 74 HARVEST COURT DONCASTER VIC 3108             | \$808,000 | 25-Oct-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: 16 March 2026

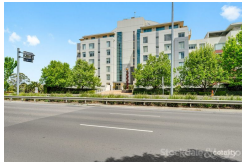


**211/9 WILLIAMSONS ROAD  
DONCASTER VIC 3108**

3 2 2

Sold Price **\$720,000** Sold Date **22-Jan-26**

Distance **0.39km**



**5002/2 SOVEREIGN POINT COURT  
DONCASTER VIC 3108**

3 1 1

Sold Price **\$708,000** Sold Date **12-Nov-25**

Distance **0.46km**



**74 HARVEST COURT DONCASTER  
VIC 3108**

3 3 1

Sold Price **\$808,000** Sold Date **25-Oct-25**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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