

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

309/8 Berkeley Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Doncaster

Period - From 16/03/2025 to 15/03/2026 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	106/20 Hepburn Rd DONCASTER 3108	\$680,000	19/01/2026
2	107/83 Tram Rd DONCASTER 3108	\$620,000	10/11/2025
3	101/5 Curlew Ct DONCASTER 3108	\$640,000	22/09/2025

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:

16/03/2026 10:17

309/8 Berkeley Street, Doncaster Vic 3108



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
16/03/2025 - 15/03/2026: \$665,000

Comparable Properties



106/20 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 19/01/2026
Property Type: Apartment



107/83 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 10/11/2025
Property Type: Apartment



101/5 Curlew Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 22/09/2025
Property Type: Apartment

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



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