

## 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

G07/9 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) (\*Delete single price or range as applicable)

Single Price

\$630,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

816/642 DONCASTER ROAD DONCASTER VIC 3108	\$635,000	10-Feb-25
21/33 QUEENS AVENUE DONCASTER VIC 3108	\$630,000	12-Nov-24
4004/2 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$700,000	26-Mar-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: 01 April 2025



**816/642 DONCASTER ROAD  
DONCASTER VIC 3108**

2 2 1

Sold Price

<sup>RS</sup>

**\$635,000**

Sold Date

**10-Feb-25**

Distance

**0.36km**



**21/33 QUEENS AVENUE  
DONCASTER VIC 3108**

2 2 1

Sold Price

**\$630,000**

Sold Date

**12-Nov-24**

Distance

**1.02km**



**4004/2 SOVEREIGN POINT COURT  
DONCASTER VIC 3108**

2 2 1

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**26-Mar-25**

Distance

**0.24km**

RS = Recent sale

UN = Undisclosed Sale

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