

## 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

302/13-15 GOODSON 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

\$370,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$634,750

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2024

to

31 May 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

115/1 GROSVENOR STREET DONCASTER VIC 3108	\$370,000	21-Feb-25
214/1 GROSVENOR STREET DONCASTER VIC 3108	\$378,000	06-May-25
612/91-93 TRAM ROAD DONCASTER VIC 3108	\$376,000	03-Apr-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 June 2025

**115/1 GROSVENOR STREET  
DONCASTER VIC 3108** 1  1  1Sold Price **\$370,000** Sold Date **21-Feb-25**Distance **0.25km****214/1 GROSVENOR STREET  
DONCASTER VIC 3108** 1  1  -Sold Price **\$378,000** Sold Date **06-May-25**Distance **0.25km****612/91-93 TRAM ROAD  
DONCASTER VIC 3108** 1  1  1Sold Price **\$376,000** Sold Date **03-Apr-25**Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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