# 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

704/9 Williamsons Road, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$580,000		&		\$620,000			
Median sale p	rice							
Median price	\$655,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/04/2024	to	31/03/2025		So	urce	REIV	

## 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.

Ade	dress of comparable property	Price	Date of sale
1	1021/642 Doncaster Rd DONCASTER 3108	\$585,000	10/06/2025
2	310/9 Williamsons Rd DONCASTER 3108	\$590,000	12/05/2025
3	816/642 Doncaster Rd DONCASTER 3108	\$635,000	10/02/2025

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:

30/06/2025 12:47



704/9 Williamsons Road, Doncaster Vic 3108



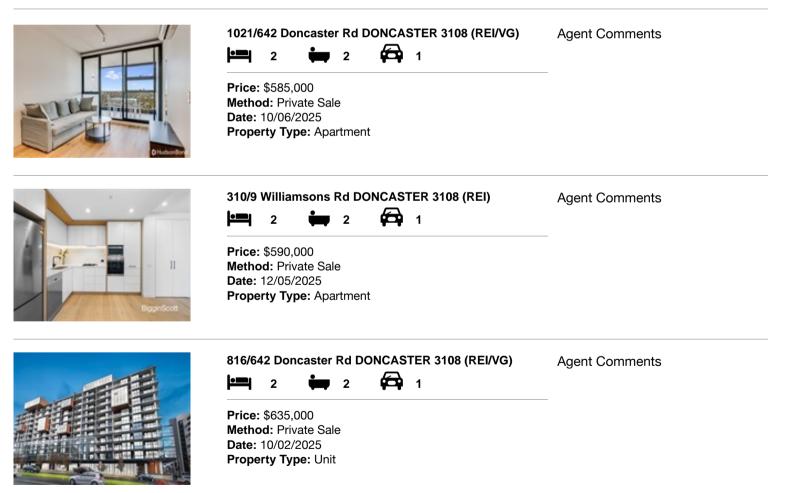
Nicole Qiu 8841 4888 0422 419 357 nicoleqiu@jelliscraig.com.au



**Property Type:** Apartment Agent Comments

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price Year ending March 2025: \$655,000

# **Comparable Properties**



Account - Jellis Craig | P: 03 8841 4888



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