

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

306/9 WILLIAMSONS ROAD DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,516,500

Property type

Other

Suburb

Doncaster

Period-from

01 Feb 2025

to

31 Jan 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

| | | |
|--|--------|-----------|
| 505/5 SOVEREIGN POINT COURT DONCASTER VIC 3108 | 550000 | 28-Nov-25 |
| 704/9 WILLIAMSONS ROAD DONCASTER VIC 3108 | 558000 | 08-Nov-25 |
| 308/9 WILLIAMSONS ROAD DONCASTER VIC 3108 | 540000 | 14-Nov-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: 19 February 2026


**505/5 SOVEREIGN POINT COURT
DONCASTER VIC 3108**

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Sold Price

550000

 Sold Date **28-Nov-25**

 Distance **0.32km**

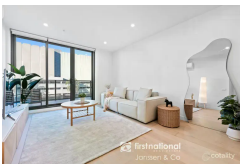
**704/9 WILLIAMSONS ROAD
DONCASTER VIC 3108**

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Sold Price

558000

 Sold Date **08-Nov-25**

 Distance **-**

**308/9 WILLIAMSONS ROAD
DONCASTER VIC 3108**

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Sold Price

540000

 Sold Date **14-Nov-25**

 Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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