

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

43a Clay Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,050,000

&

\$2,200,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 25/07/2024

to

24/07/2025

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	16 Fairway Rd DONCASTER 3108	\$2,100,000	03/06/2025
2	17 Caladenia Cirt DONCASTER 3108	\$2,105,000	24/05/2025
3	28 Dunoon St DONCASTER 3108	\$2,200,000	03/05/2025

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:

25/07/2025 11:47



Property Type:
Agent Comments

Indicative Selling Price
\$2,050,000 - \$2,200,000
Median House Price
25/07/2024 - 24/07/2025: \$1,500,000

Comparable Properties



16 Fairway Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$2,100,000
Method: Private Sale
Date: 03/06/2025
Property Type: House
Land Size: 669 sqm approx



17 Caladenia Cirt DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$2,105,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 375 sqm approx



28 Dunoon St DONCASTER 3108 (REI)

Agent Comments



Price: \$2,200,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 430 sqm approx