

# 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 304/1 Sovereign Point Court, Doncaster, VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$641,000

Property Type

House

Suburb

Doncaster (3108)

Period - From

03/07/2024

to

02/07/2025

Source

Property Data

### Comparable property sales

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
205/16 CLAY DRIVE, DONCASTER VIC 3108	\$1,200,000	17/01/2025
502/7 RED HILL TERRACE, DONCASTER EAST VIC 3109	\$1,130,000	14/11/2024
6005/2 SOVEREIGN POINT COURT, DONCASTER VIC 3108	\$1,125,000	24/07/2024

This Statement of Information was prepared on: 03/07/2025