

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

2/20 Clay Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,096,500

Property Type Townhouse

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	6 Aberdeen Dr DONCASTER 3108	\$1,650,000	05/04/2025
2	9 Phar Lap Dr DONCASTER 3108	\$1,605,000	24/05/2025
3			

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 11:04



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median Townhouse Price
25/07/2024 - 24/07/2025: \$1,096,500

Comparable Properties

6 Aberdeen Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,650,000
Method:
Date: 05/04/2025
Property Type: Townhouse (Single)



9 Phar Lap Dr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,605,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)
Land Size: 218 sqm approx

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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