Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	501/8 Clay Drive, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$667,500	Pro	perty Type	Unit		Suburb	Doncaster
Period - From	01/07/2024	to	30/06/2025		Source	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.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	211/5 Sovereign Point Ct DONCASTER 3108	\$970,000	16/04/2025
2	304/6 Thiele St DONCASTER 3108	\$975,000	08/04/2025
3	108/59 Stables Cirt DONCASTER 3108	\$1,250,000	22/03/2025

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:	18/07/2025 12:09



Date of sale











Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price

Year ending June 2025: \$667,500

Comparable Properties



211/5 Sovereign Point Ct DONCASTER 3108 (REI)



2



Price: \$970,000 Method: Private Sale Date: 16/04/2025

Property Type: Apartment

Agent Comments



304/6 Thiele St DONCASTER 3108 (REI/VG)







Agent Comments

Price: \$975,000 Method: Private Sale Date: 08/04/2025

Property Type: Apartment



108/59 Stables Cirt DONCASTER 3108 (VG)





Price: \$1,250,000 Method: Sale Date: 22/03/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - VICPROP | P: 03 8888 1011





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