

# 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

49 Clay Drive, Doncaster Vic 3108

### Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,093,000

Property Type Townhouse

Suburb Doncaster

Period - From 22/07/2024

to

21/07/2025

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	3/5-6 Thomas Ct DONCASTER 3108	\$1,018,000	14/05/2025
2	3/1 Katrina St DONCASTER 3108	\$1,185,000	05/04/2025
3	2/10 Clay Dr DONCASTER 3108	\$1,072,000	08/03/2025

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:

22/07/2025 16:15



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

22/07/2024 - 21/07/2025: \$1,093,000

## Comparable Properties



3/5-6 Thomas Ct DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,018,000

Method: Sold Before Auction

Date: 14/05/2025

Property Type: Townhouse (Res)



3/1 Katrina St DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,185,000

Method: Sold Before Auction

Date: 05/04/2025

Property Type: Townhouse (Single)



2/10 Clay Dr DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,072,000

Method: Auction Sale

Date: 08/03/2025

Property Type: Townhouse (Res)

Land Size: 310 sqm approx

Account - VICPROP | P: 03 8888 1011