

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

43 Clay Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster

Period - From 06/02/2025

to

05/02/2026

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	131 High St DONCASTER 3108	\$1,825,000	16/12/2025
2	63a Council St DONCASTER 3108	\$1,810,000	17/10/2025
3	6 Robin Ct DONCASTER 3108	\$1,828,000	09/09/2025

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:

06/02/2026 12:46

43 Clay Drive, Doncaster Vic 3108



Property Type:
Divorce/Estate/Family Transfers
Land Size: 722 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
06/02/2025 - 05/02/2026: \$1,550,000

Comparable Properties



131 High St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,825,000
Method: Private Sale
Date: 16/12/2025
Property Type: House (Res)
Land Size: 1091 sqm approx



63a Council St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,810,000
Method: Private Sale
Date: 17/10/2025
Property Type: House
Land Size: 323 sqm approx



6 Robin Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,828,000
Method: Private Sale
Date: 09/09/2025
Property Type: House (Res)
Land Size: 458 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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