

## 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



**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)**



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2



3

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)**



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4



2

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)**



4



3



2

Agent Comments

**Price:** \$1,828,000

**Method:** Private Sale

**Date:** 09/09/2025

**Property Type:** House (Res)

**Land Size:** 458 sqm approx

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