

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

3/35 CLAY DRIVE DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

6/14 FREDERICK STREET DONCASTER VIC 3108	\$875,000	02-Jul-25
4/4 KOALA COURT DONCASTER EAST VIC 3109	\$880,000	14-Oct-25
2/18 MONACO STREET DONCASTER VIC 3108	\$848,000	11-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 08 December 2025



6/14 FREDERICK STREET DONCASTER VIC 3108

2 2 2

Sold Price **\$875,000** Sold Date **02-Jul-25**

Distance **0.23km**



4/4 KOALA COURT DONCASTER EAST VIC 3109

2 2 1

Sold Price ^{RS} **\$880,000** Sold Date **14-Oct-25**

Distance **1.64km**



2/18 MONACO STREET DONCASTER VIC 3108

2 2 1

Sold Price **\$848,000** Sold Date **11-Aug-25**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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