

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

5 Chapel Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,558,000 Property Type House Suburb Doncaster

Period - From 01/04/2025 to 31/03/2026 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	Price	Date of sale
1	14 Chapel Ct DONCASTER 3108	\$1,805,000	02/05/2026
2	38 Clay Dr DONCASTER 3108	\$1,690,000	19/03/2026
3	15 Maverick CI DONCASTER 3108	\$1,756,000	07/03/2026

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:

03/06/2026 13:45

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending March 2026: \$1,558,000



5 3 2

Property Type: House (Res)

Land Size: 510 sqm approx

Agent Comments

Comparable Properties



14 Chapel Ct DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,805,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 500 sqm approx



38 Clay Dr DONCASTER 3108 (REI/VG)

Agent Comments

5 2 2

Price: \$1,690,000

Method: Private Sale

Date: 19/03/2026

Property Type: House (Res)

Land Size: 772 sqm approx



15 Maverick Ct DONCASTER 3108 (REI/VG)

Agent Comments

5 2 2

Price: \$1,756,000

Method: Private Sale

Date: 07/03/2026

Property Type: House

Land Size: 653 sqm approx