

# 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

2/20 Clay Drive, Doncaster Vic 3108

### Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

### Median sale price

Median price \$1,101,000

Property Type Townhouse

Suburb Doncaster

Period - From 23/06/2024

to

22/06/2025

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 Larkspur Av DONCASTER 3108	\$1,790,000	10/06/2025
2	6 Aberdeen Dr DONCASTER 3108	\$1,650,000	05/04/2025
3	9 Phar Lap Dr DONCASTER 3108	\$1,605,000	24/05/2025

**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:

23/06/2025 11:36



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,600,000 - \$1,760,000  
Median Townhouse Price  
23/06/2024 - 22/06/2025: \$1,101,000

Comparable Properties

3 Larkspur Av DONCASTER 3108 (REI)

Agent Comments



0.7km

Price: \$1,790,000  
Method:  
Date: 10/06/2025  
Property Type: Townhouse (Single)

6 Aberdeen Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,650,000  
Method:  
Date: 05/04/2025  
Property Type: Townhouse (Single)



9 Phar Lap Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,605,000  
Method: Auction Sale  
Date: 24/05/2025  
Property Type: Townhouse (Res)  
Land Size: 218 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.