

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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,580

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2024

to

31 Oct 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

5/745 ELGAR ROAD DONCASTER VIC 3108	\$715,000	24-Oct-25
3/75 BOARD STREET DONCASTER VIC 3108	\$750,000	02-Oct-25
1/736 DONCASTER ROAD DONCASTER VIC 3108	\$769,999	30-May-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: 12 November 2025



**5/745 ELGAR ROAD DONCASTER
VIC 3108**

Sold Price

^{RS}

\$715,000

Sold Date

24-Oct-25

 2

 1

 1

Distance

0.6km



**3/75 BOARD STREET DONCASTER
VIC 3108**

Sold Price

\$750,000

Sold Date

02-Oct-25

 2

 1

 1

Distance

1.28km



**1/736 DONCASTER ROAD
DONCASTER VIC 3108**

Sold Price

\$769,999

Sold Date

30-May-25

 2

 2

 1

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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