

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

38 Clay Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price	\$1,601,500	Property Type	House	Suburb	Doncaster
Period - From	01/07/2025	to	30/09/2025	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	5 Ryall Ct DONCASTER 3108	\$1,650,000	08/10/2025
2	21 Winbrook Ct DONCASTER 3108	\$1,880,000	10/09/2025
3	284 George St DONCASTER 3108	\$1,680,000	03/09/2025

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:

12/12/2025 15:25



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2

Property Type: House**Land Size:** 772 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$1,850,000 - \$1,950,000

Median House Price

September quarter 2025: \$1,601,500

Comparable Properties

**5 Ryall Ct DONCASTER 3108 (REI)**

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[Agent Comments](#)**Price:** \$1,650,000**Method:** Sold Before Auction**Date:** 08/10/2025**Property Type:** House (Res)**Land Size:** 1116 sqm approx**21 Winbrook Ct DONCASTER 3108 (REI/VG)**

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3

[Agent Comments](#)**Price:** \$1,880,000**Method:** Sold Before Auction**Date:** 10/09/2025**Property Type:** House (Res)**Land Size:** 727 sqm approx**284 George St DONCASTER 3108 (REI/VG)**

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2

[Agent Comments](#)**Price:** \$1,680,000**Method:** Sold Before Auction**Date:** 03/09/2025**Property Type:** House (Res)**Land Size:** 860 sqm approx**Account - Barry Plant | P: 03 9842 8888**