

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



5 2 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)

Agent Comments

5 3 4

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)

Agent Comments

5 3 3

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)

Agent Comments

5 2 2

Price: \$1,680,000
Method: Sold Before Auction
Date: 03/09/2025
Property Type: House (Res)
Land Size: 860 sqm approx