

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

43a Clay Drive, 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

\$1,500,000

Property Type

House

Suburb

Doncaster

Period - From

10/10/2024

to

09/10/2025

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	16 Somerville St DONCASTER 3108	\$1,700,000	06/09/2025
2	15 Kneale Dr BOX HILL NORTH 3129	\$1,780,000	26/06/2025
3	3 Larkspur Av DONCASTER 3108	\$1,790,000	10/06/2025

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:

10/10/2025 11:51



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
10/10/2024 - 09/10/2025: \$1,500,000

Comparable Properties



16 Somerville St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 06/09/2025
Property Type: House



15 Kneale Dr BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,780,000
Method: Private Sale
Date: 26/06/2025
Property Type: House
Land Size: 350 sqm approx



3 Larkspur Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,790,000
Method: Private Sale
Date: 10/06/2025
Property Type: House
Land Size: 358 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800