

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

5 WONUKA COURT DONCASTER EAST VIC 3109

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

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,560,000

Property type

House

Suburb

Doncaster East

Period-from

01 Jan 2025

to

31 Dec 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

3 LUTON COURT DONCASTER EAST VIC 3109	\$2,050,000	18-Oct-25
364 SERPELLS ROAD DONCASTER EAST VIC 3109	\$1,735,000	06-Sep-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: 09 January 2026



3 LUTON COURT DONCASTER EAST VIC 3109

 5
  2
  2

Sold Price ^{RS} **\$2,050,000** Sold Date **18-Oct-25**

Distance **2.51km**



364 SERPELLS ROAD DONCASTER EAST VIC 3109

 5
  2
  4

Sold Price **\$1,735,000** Sold Date **06-Sep-25**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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