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 5002/2 Sovereign Point Court, Doncaster, Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
range between	\$680,000	&	\$740,000		

Median sale price

Median price		\$599,666	Property type	e <i>Unit</i>		Suburb	Doncaster
Period - From	01/09/2024	to	31/08/2025	Source	Prop	Track	

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
129/65 Stables Circuit, Doncaster, VIC 3108	\$710,000	23/09/2025
1/736 Doncaster Road, Doncaster, VIC 3108	\$769,999	30/05/2025
8/5 Grosvenor Street, Doncaster, VIC 3108	\$680,000	30/03/2025

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 or	: 30/09/2025
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