Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	e						
Address Including suburb and postcode	52 CLAY DRIVE DONCASTER VIC 3108						
Indicative selling price For the meaning of this price	e see consumer.vic	c.gov.aı	u/underquoting (*Delete sing	le price	e or range a	as applicable)
Single Price			or range between	\$1,250,000		&	\$1,350,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$1,471,500	,471,500 Property type		House		Suburb	Doncaster
Period-from	01 Oct 2024	to	to 30 Sep 2025		ource	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							
OR							

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: 16 October 2025



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