

# 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 52 Members Drive, Doncaster, VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range \$1,230,000 & \$1,260,000

### Median sale price

Median price \$1,315,000 Property Type House Suburb Doncaster (3108)

Period - From 01/07/2024 to 30/06/2025 Source Real Estate

### Comparable property sales

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 |
|----------------------------------------|-------------|--------------|
| 2/1 LOUISE COURT, DONCASTER VIC 3108   | \$1,101,000 | 24/05/2025   |
| 2/15 MONACO STREET, DONCASTER VIC 3108 | \$1,080,000 | 15/02/2025   |
| 72 STABLES CIRCUIT, DONCASTER VIC 3108 | \$1,235,000 | 26/08/2024   |

This Statement of Information was prepared on: 08/07/2025