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.

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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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