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	104/8 Clay Drive, Doncaster, VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	$665,000	&	$698,000

Median sale price

Median price	$635,000	Property Type	Unit	Suburb	Doncaster (3108)
Period - From	12/05/2024	to	11/05/2025	Source	Property Data

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
8/5 GROSVENOR STREET, DONCASTER VIC 3108	$680,000	30/03/2025
4004/2 SOVEREIGN POINT COURT, DONCASTER VIC 3108	$700,000	26/03/2025
101/65 STABLES CIRCUIT, DONCASTER VIC 3108	$775,000	31/01/2025

This Statement of Information was prepared on: 12/05/2025

WE DELIVER... Biggin&Scott