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	406/5 Sovereign Point Court, Doncaster Vic 3108

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $666,000 Property Type Unit Suburb Doncaster

Period - From 01/01/2026 to 31/03/2026 Source REIV

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
1	3002/2 Sovereign Point Ct DONCASTER 3108	$680,000	01/04/2026
2	204/6 Thiele St DONCASTER 3108	$652,000	26/03/2026
3	106/20 Hepburn Rd DONCASTER 3108	$680,000	06/03/2026

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 on: 24/04/2026 16:24

406/5 Sovereign Point Court, Doncaster Vic 3108

JellisCraig

Sam Babalis
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
March quarter 2026: $666,000

Comparable Properties

3002/2 Sovereign Point Ct DONCASTER 3108 (REI)

2 1 1

Agent Comments

Price: $680,000
Method: Private Sale
Date: 01/04/2026
Rooms: 3
Property Type: Apartment



204/6 Thiele St DONCASTER 3108 (REI)

2 2 2

Agent Comments

Price: $652,000
Method: Private Sale
Date: 26/03/2026
Property Type: Apartment



106/20 Hepburn Rd DONCASTER 3108 (REI)

3 2 2

Agent Comments

Price: $680,000
Method: Private Sale
Date: 06/03/2026
Property Type: Apartment

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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