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	G11/5 Sovereign Point Court, Doncaster Vic 3108

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $720,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2025 to 30/09/2025 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	505/5 Sovereign Point Ct DONCASTER 3108	$550,000	28/11/2025
2	304/5 Sovereign Point Ct DONCASTER 3108	$526,000	31/10/2025
3	603/5 Sovereign Point Ct DONCASTER 3108	$575,000	31/10/2025

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: 16/12/2025 10:30

G11/5 Sovereign Point Court, Doncaster Vic 3108

JellisCraig

Sam Kocuk
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Indicative Selling Price
$500,000 - $550,000
Median Unit Price
September quarter 2025: $720,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



505/5 Sovereign Point Ct DONCASTER 3108 (REI)

2 2 1

Price: $550,000
Method: Private Sale
Date: 28/11/2025
Property Type: Apartment

Agent Comments



304/5 Sovereign Point Ct DONCASTER 3108 (VG)

2 - -

Price: $526,000
Method: Sale
Date: 31/10/2025
Property Type: Strata Unit/Flat

Agent Comments



603/5 Sovereign Point Ct DONCASTER 3108 (REI)

2 2 1

Price: $575,000
Method: Private Sale
Date: 31/10/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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