

# 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

106/8 Clay Drive, Doncaster Vic 3108

### Indicative selling price

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

Range between \$620,000

&

\$670,000

### Median sale price

Median price \$1,560,000

Property Type House

Suburb Doncaster

Period - From 01/10/2025

to

31/12/2025

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	208/8 Clay Dr DONCASTER 3108	\$538,000	21/10/2025
2	104/5 Curlew Ct DONCASTER 3108	\$603,000	04/09/2025
3	104/8 Clay Dr DONCASTER 3108	\$670,000	09/07/2025

**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:

27/01/2026 15:29



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$620,000 - \$670,000

**Median House Price**

December quarter 2025: \$1,560,000

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.

## Comparable Properties



**208/8 Clay Dr DONCASTER 3108 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$538,000

**Method:** Private Sale

**Date:** 21/10/2025

**Property Type:** Apartment



**104/5 Curlew Ct DONCASTER 3108 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$603,000

**Method:** Private Sale

**Date:** 04/09/2025

**Property Type:** Apartment



**104/8 Clay Dr DONCASTER 3108 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$670,000

**Method:** Private Sale

**Date:** 09/07/2025

**Property Type:** Apartment

**Account - Barry Plant** | P: 03 9842 8888