

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

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



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)



Price: \$538,000

Method: Private Sale

Date: 21/10/2025

Property Type: Apartment

Agent Comments



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



Price: \$603,000

Method: Private Sale

Date: 04/09/2025

Property Type: Apartment

Agent Comments



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



Price: \$670,000

Method: Private Sale

Date: 09/07/2025

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888