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	38 Clay Drive, Doncaster Vic 3108

Indicative selling price

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

Range between $1,650,000 & $1,750,000

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	47 Whittens La DONCASTER 3108	$1,720,000	28/01/2026
2	5 Ryall Ct DONCASTER 3108	$1,650,000	08/10/2025
3	21 Winbrook Ct DONCASTER 3108	$1,880,000	10/09/2025

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: 13/02/2026 12:56

38 Clay Drive, Doncaster Vic 3108

BARRYPLANT



5 2 2

Property Type: House
Land Size: 772 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
December quarter 2025: $1,560,000

Comparable Properties



47 Whittens La DONCASTER 3108 (REI)

5 3 2

Price: $1,720,000
Method: Sold Before Auction
Date: 28/01/2026
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments



5 Ryall Ct DONCASTER 3108 (REI/VG)

5 3 4

Price: $1,650,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: House (Res)
Land Size: 1116 sqm approx

Agent Comments



21 Winbrook Ct DONCASTER 3108 (REI/VG)

5 3 3

Price: $1,880,000
Method: Sold Before Auction
Date: 10/09/2025
Property Type: House (Res)
Land Size: 727 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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