

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 5 Davis Street, Doncaster Vic 3108
Including suburb and postcode

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	19 Gifford Rd DONCASTER 3108	\$1,380,000	14/01/2026
2	2 Ebon Ct DONCASTER 3108	\$1,300,000	13/11/2025
3	13 Morris St DONCASTER 3108	\$1,416,000	12/08/2025

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:

30/01/2026 15:36



Property Type: House
Land Size: 721 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2025: \$1,560,000

Comparable Properties



19 Gifford Rd DONCASTER 3108 (REI)



Price: \$1,380,000
Method: Private Sale
Date: 14/01/2026
Property Type: House
Land Size: 726 sqm approx

[Agent Comments](#)



2 Ebon Ct DONCASTER 3108 (REI/VG)



Price: \$1,300,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: House (Res)
Land Size: 658 sqm approx

[Agent Comments](#)



13 Morris St DONCASTER 3108 (REI/VG)



Price: \$1,416,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 734 sqm approx

[Agent Comments](#)

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