

# 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

5 Davis Street, 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 \$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



 3    1    2

**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)**

**Agent Comments**

 4    1    1

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



**2 Ebon Ct DONCASTER 3108 (REI/VG)**

**Agent Comments**

 3    1    1

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



**13 Morris St DONCASTER 3108 (REI/VG)**

**Agent Comments**

 3    1    2

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

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