

## 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

6001/2 Sovereign Point Court, Doncaster Vic 3108

#### Indicative selling price

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

Single price \$995,000

#### Median sale price

Median price \$720,000      Property Type Unit      Suburb Doncaster

Period - From 01/07/2025 to 30/09/2025      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 4005/2 Sovereign Point Ct DONCASTER 3108	\$930,000	21/11/2025
2 4006/2 Sovereign Point Ct DONCASTER 3108	\$1,150,000	23/10/2025
3 1001/101 Tram Rd DONCASTER 3108	\$960,000	10/10/2025

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:

19/12/2025 15:57



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$995,000

**Median Unit Price**

September quarter 2025: \$720,000

## Comparable Properties



**4005/2 Sovereign Point Ct DONCASTER 3108 (REI)**



**Price:** \$930,000

**Method:** Private Sale

**Date:** 21/11/2025

**Rooms:** 8

**Property Type:** Apartment

Agent Comments



**4006/2 Sovereign Point Ct DONCASTER 3108 (REI)**



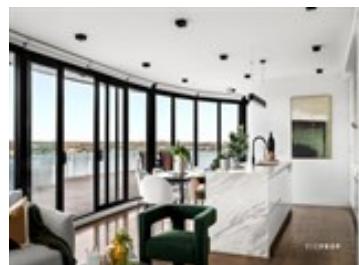
**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 23/10/2025

**Property Type:** Apartment

Agent Comments



**1001/101 Tram Rd DONCASTER 3108 (REI)**



**Price:** \$960,000

**Method:** Private Sale

**Date:** 10/10/2025

**Property Type:** Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888