

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 MAKYBE WALK DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

2/38A CARINGAL AVENUE DONCASTER VIC 3108	\$1,450,000	20-Feb-26
368B MANNINGHAM ROAD DONCASTER VIC 3108	\$1,389,000	07-Feb-26
2/5 OUTHWAITE AVENUE DONCASTER VIC 3108	\$1,320,000	01-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 15 June 2026

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**2/38A CARINGAL AVENUE
DONCASTER VIC 3108**

 4  3  2

Sold Price **\$1,450,000** Sold Date **20-Feb-26**

Distance **0.55km**



**368B MANNINGHAM ROAD
DONCASTER VIC 3108**

 4  3  -

Sold Price **\$1,389,000** Sold Date **07-Feb-26**

Distance **0.97km**



**2/5 OUTHWAITE AVENUE
DONCASTER VIC 3108**

 4  3  2

Sold Price **\$1,320,000** Sold Date **01-Apr-26**

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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