

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

or range
between

\$1,590,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,580

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2024

to

31 Oct 2025

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

9 PHAR LAP DRIVE DONCASTER VIC 3108	\$1,605,000	24-May-25
38 CARINGAL AVENUE DONCASTER VIC 3108	\$1,650,000	26-Aug-25
16 SOMERVILLE STREET DONCASTER VIC 3108	\$1,675,000	03-Sep-25

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: 07 November 2025

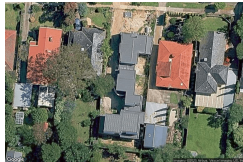

**9 PHAR LAP DRIVE DONCASTER
VIC 3108**

 4
  2
  2

Sold Price

\$1,605,000

 Sold Date **24-May-25**

 Distance **0.07km**

**38 CARINGAL AVENUE
DONCASTER VIC 3108**

 4
  3
  2

Sold Price

\$1,650,000

 Sold Date **26-Aug-25**

 Distance **0.55km**

**16 SOMERVILLE STREET
DONCASTER VIC 3108**

 4
  4
  2

Sold Price

^{RS}
\$1,675,000

 Sold Date **03-Sep-25**

 Distance **0.89km**
RS = Recent sale

UN = Undisclosed Sale

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