

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

5/41 St Clems Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,611,500

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2025

to

30/06/2026

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	4/58 St Clems Rd DONCASTER EAST 3109	\$1,042,000	07/08/2026
2	2/5 Talford St DONCASTER EAST 3109	\$1,030,000	30/06/2026
3	2/7 Toinette Ct DONCASTER EAST 3109	\$1,100,000	16/05/2026

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:

18/09/2026 13:42



3 2 2

Property Type: Townhouse

Land Size: 273 sqm approx

Agent Comments

Comparable Properties



4/58 St Clems Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,042,000

Method: Sold Before Auction

Date: 07/08/2026

Property Type: Townhouse (Res)



2/5 Talford St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,030,000

Method: Private Sale

Date: 30/06/2026

Property Type: Townhouse (Res)



2/7 Toinette Ct DONCASTER EAST 3109 (REI)

Agent Comments

4 4 2

Price: \$1,100,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Townhouse (Res)