

# 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

3002/2 Sovereign Point Court, 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

\$660,000

&

\$720,000

### Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Doncaster

Period - From

04/09/2025

to

02/03/2026

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
5002/2 Sovereign Point Court Doncaster VIC	\$708,000	12/11/2025

This Statement of Information was prepared on:

04/03/2026

3002/2 Sovereign Point Court, Doncaster VIC 3108



 2  1  1

---

Property Type: Unit  
James Morrison  
94312444  
0405 366 717  
jmorrison@morrisonkleeman.com.au  
Indicative Selling Price  
\$660,000 - \$720,000  
Median House Price  
Year ending March 2026: \$620,000

## Comparable Properties

---



5002/2 Sovereign Point Court Doncaster VIC

 2  1  1

---

Price: \$708,000  
Date: 12/11/2025  
Property Type: Unit  
Land Size: 4692.108238 sqm approx

---

Account - Morrison Kleeman Eltham | P: 9431 2444