

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

1/642 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$760,000

&

\$800,000

Median sale price

Median price

\$1,086,500

Property Type

Townhouse

Suburb

Doncaster

Period - From

28/02/2024

to

27/02/2025

Source

Property Data

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	16 Harvest Ct DONCASTER 3108	\$788,000	24/01/2025
2	18a High St DONCASTER 3108	\$849,000	30/11/2024
3	3/6 Hill Ct DONCASTER 3108	\$810,000	22/11/2024

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:

28/02/2025 09:50



 3
  3
  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$760,000 - \$800,000

Median Townhouse Price

28/02/2024 - 27/02/2025: \$1,086,500

Comparable Properties



16 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

 3
  3
  2

Price: \$788,000

Method: Private Sale

Date: 24/01/2025

Property Type: Townhouse (Res)



18a High St DONCASTER 3108 (REI/VG)

Agent Comments

 3
  3
  2

Price: \$849,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Townhouse (Res)

Land Size: 121 sqm approx



3/6 Hill Ct DONCASTER 3108 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$810,000

Method: Private Sale

Date: 22/11/2024

Property Type: Townhouse (Res)

Land Size: 224 sqm approx

Account - VICPROP | P: 03 8888 1011



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