

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

2/4 Judith Court, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,090,500

Property Type

Townhouse

Suburb

Doncaster

Period - From

31/03/2024

to

30/03/2025

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 | 21 Thiele St DONCASTER 3108 | \$1,385,000 | 13/03/2025 |
| 2 | 9 Lord St DONCASTER EAST 3109 | \$1,250,000 | 14/03/2025 |
| 3 | 3/7 Frank St DONCASTER 3108 | \$1,430,000 | 07/09/2024 |

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:

31/03/2025 12:55



 4  3  2

Property Type: Townhouse

Agent Comments

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.

Indicative Selling Price

\$1,250,000

Median Townhouse Price

31/03/2024 - 30/03/2025: \$1,090,500

Comparable Properties

21 Thiele St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,385,000

Method:

Date: 13/03/2025

Property Type: Townhouse (Single)



9 Lord St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,250,000

Method: Sold Before Auction

Date: 14/03/2025

Property Type: Townhouse (Res)



3/7 Frank St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,430,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888