

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,082,500 Property Type Townhouse Suburb Doncaster

Period - From 24/02/2024 to 23/02/2025 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	2a Marroo St DONCASTER 3108	\$1,660,000	21/11/2024
2	3/7 Frank St DONCASTER 3108	\$1,430,000	07/09/2024
3	29 Sassafras Dr TEMPLESTOWE LOWER 3107	\$1,450,000	03/08/2024

**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:

24/02/2025 15:13



4   
 3   
 2

**Property Type:** Townhouse  
**Land Size:** 189 sqm approx

#### 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**  
 \$1,400,000 - \$1,500,000  
**Median Townhouse Price**  
 24/02/2024 - 23/02/2025: \$1,082,500

## Comparable Properties



**2a Marroo St DONCASTER 3108 (REI)**

Agent Comments

4   
 3   
 2

**Price:** \$1,660,000  
**Method:** Private Sale  
**Date:** 21/11/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 340 sqm approx



**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)



**29 Sassafra Dr TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

4   
 4   
 2

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 278 sqm approx

Account - Barry Plant | P: 03 9842 8888