

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

3/4 Judith Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,071,000 Property Type Townhouse Suburb Doncaster

Period - From 07/02/2024 to 06/02/2025 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: 07/02/2025 10:30

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 4  3  2

Property Type: Townhouse
Land Size: 311 sqm approx

Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median Townhouse Price
07/02/2024 - 06/02/2025: \$1,071,000

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.

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



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