

# 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

46 HARVEST 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

Business

Suburb

Doncaster

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

17/65 TURANA STREET DONCASTER VIC 3108	\$920,000	19-Sep-24
2/11 JUNE CRESCENT TEMPLESTOWE VIC 3106	\$950,000	04-Dec-24
2/249 WILLIAMSONS ROAD TEMPLESTOWE VIC 3106	\$900,000	19-Dec-24

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 6 months.

This Statement of Information was prepared on: 24 February 2025

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**17/65 TURANA STREET  
DONCASTER VIC 3108**

3 2 2

Sold Price **\$920,000** Sold Date **19-Sep-24**

Distance **1.23km**



**2/11 JUNE CRESCENT  
TEMPLESTOWE VIC 3106**

3 2 2

Sold Price **\$950,000** Sold Date **04-Dec-24**

Distance **1.62km**



**2/249 WILLIAMSONS ROAD  
TEMPLESTOWE VIC 3106**

3 2 2

Sold Price **\$900,000** Sold Date **19-Dec-24**

Distance **1.63km**

RS = Recent sale      UN = Undisclosed Sale

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