Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

2 Gairlock Court, Doncaster Vic 3108
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Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,500,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

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

	areas or comparable property	1 1100	Date of Sale
1	71 Dellfield Dr TEMPLESTOWE 3106	\$1,165,000	03/05/2025
2	5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,210,000	12/04/2025
3	9 Sinclair Av TEMPLESTOWE LOWER 3107	\$1,120,000	01/02/2025

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:	04/06/2025 15:06



Date of sale











Property Type: House **Land Size:** 675 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price March quarter 2025: \$1,500,000

Comparable Properties



71 Dellfield Dr TEMPLESTOWE 3106 (REI)

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3 2

Price: \$1,165,000 **Method:** Auction Sale **Date:** 03/05/2025

Property Type: House (Res) **Land Size:** 677 sqm approx

Agent Comments



5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI)

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3 2

Agent Comments

Price: \$1,210,000 **Method:** Auction Sale **Date:** 12/04/2025

Property Type: House (Res) **Land Size:** 690 sqm approx



9 Sinclair Av TEMPLESTOWE LOWER 3107 (REI/VG)

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Price: \$1,120,000 Method: Auction Sale Date: 01/02/2025 Property Type: House Land Size: 652 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888





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