

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

12 Gairlock Court, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,500,000

Property 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	Price	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



4
 2
 2

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)

Agent Comments

4
 2
 2

Price: \$1,165,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 677 sqm approx



5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4
 2
 2

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)

Agent Comments

3
 2
 2

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

Account - Barry Plant | P: 03 9842 8888