

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

17 Golf Links Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 27/08/2024

to

26/08/2025

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	13 Chessell St MONT ALBERT NORTH 3129	\$1,952,500	23/08/2025
2	6 Park Av DONCASTER 3108	\$1,951,888	30/05/2025
3	21 Eric Av TEMPLESTOWE LOWER 3107	\$1,850,000	20/05/2025

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:

27/08/2025 15:33

17 Golf Links Court, Doncaster Vic 3108



5 3 2

Property Type: House
Land Size: 553 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
27/08/2024 - 26/08/2025: \$1,500,000

Comparable Properties



13 Chessell St MONT ALBERT NORTH 3129 (REI)

Agent Comments

5 3 2

Price: \$1,952,500
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 765 sqm approx



6 Park Av DONCASTER 3108 (REI/VG)

Agent Comments

5 3 2

Price: \$1,951,888
Method: Private Sale
Date: 30/05/2025
Property Type: House (Res)
Land Size: 433 sqm approx



21 Eric Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 3 2

Price: \$1,850,000
Method: Private Sale
Date: 20/05/2025
Property Type: House (Res)
Land Size: 662 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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