

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

2 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 & \$1,760,000

Median sale price

Median price \$1,560,000 Property Type House Suburb Doncaster

Period - From 01/10/2025 to 31/12/2025 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	6 Leyte CI DONCASTER 3108	\$1,615,888	10/10/2025
2	5 Ryall Ct DONCASTER 3108	\$1,650,000	08/10/2025
3	21 Winters Way DONCASTER 3108	\$1,705,000	04/10/2025

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:

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Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
December quarter 2025: \$1,560,000

Comparable Properties



6 Leyte Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,615,888
Method: Sold Before Auction
Date: 10/10/2025
Property Type: House (Res)
Land Size: 699 sqm approx



5 Ryall Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,650,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: House (Res)
Land Size: 1116 sqm approx



21 Winters Way DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,705,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 735 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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