

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 Linden Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,220,000

&

\$1,320,000

Median sale price

Median price \$1,575,000

Property Type House

Suburb Doncaster

Period - From 01/04/2026

to

30/06/2026

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	77 Council St DONCASTER 3108	\$1,285,000	15/08/2026
2	1 Linden Ct DONCASTER 3108	\$1,375,000	01/08/2026
3	10 Bembooka Ct DONCASTER 3108	\$1,250,000	11/07/2026

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:

25/08/2026 15:09



3 3 2

Property Type: House
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
\$1,220,000 - \$1,320,000
Median House Price
June quarter 2026: \$1,575,000

Comparable Properties



77 Council St DONCASTER 3108 (REI)

4 3 4

Agent Comments

Price: \$1,285,000
Method: Auction Sale
Date: 15/08/2026
Property Type: House (Res)
Land Size: 681 sqm approx



1 Linden Ct DONCASTER 3108 (REI)

4 2 2

Agent Comments

Price: \$1,375,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 727 sqm approx



10 Bembooka Ct DONCASTER 3108 (REI)

4 2 2

Agent Comments

Price: \$1,250,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 805 sqm approx