

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 Reddan Court, Doncaster Vic 3108

Indicative selling price

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

Single price

\$2,280,000

Median sale price

Median price

\$1,601,500

Property Type

House

Suburb

Doncaster

Period - From

01/07/2025

to

30/09/2025

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	13 Brendan Av DONCASTER 3108	\$1,880,000	22/11/2025
2	17 Golf Links Ct DONCASTER 3108	\$2,050,000	20/09/2025
3	5 Ivan St DONCASTER 3108	\$2,223,000	06/09/2025

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:

13/12/2025 16:52



5
 3
 2

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$2,280,000

Median House Price

September quarter 2025: \$1,601,500

Comparable Properties



13 Brendan Av DONCASTER 3108 (REI)

Agent Comments

5
 2
 2

Price: \$1,880,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 695 sqm approx



17 Golf Links Ct DONCASTER 3108 (REI/VG)

Agent Comments

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 3
 2

Price: \$2,050,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 553 sqm approx



5 Ivan St DONCASTER 3108 (REI/VG)

Agent Comments

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 3
 2

Price: \$2,223,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 643 sqm approx