

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 Ruffey Lake 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

\$1,500,000

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	86 Greenridge Av TEMPLESTOWE 3106	\$1,811,800	05/12/2024
2	3 Layman Ct DONCASTER EAST 3109	\$1,800,000	09/11/2024
3	61 Burgundy Dr DONCASTER 3108	\$1,838,888	30/10/2024

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:

19/05/2025 13:13



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Property Type: House

Agent Comments

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.

Indicative Selling Price

\$2,280,000

Median House Price

March quarter 2025: \$1,500,000

Comparable Properties



86 Greenridge Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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Price: \$1,811,800

Method: Sold Before Auction

Date: 05/12/2024

Property Type: House (Res)

Land Size: 427 sqm approx



3 Layman Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

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Price: \$1,800,000

Method: Private Sale

Date: 09/11/2024

Property Type: House

Land Size: 382 sqm approx



61 Burgundy Dr DONCASTER 3108 (REI/VG)

Agent Comments

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 3
 2

Price: \$1,838,888

Method: Sold Before Auction

Date: 30/10/2024

Property Type: House (Res)

Land Size: 330 sqm approx

Account - Barry Plant | P: 03 9842 8888