

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

3/1 Hill Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$601,000

Property Type Unit

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	2/10 Clay Dr DONCASTER 3108	\$1,072,000	08/03/2025
2	2/15 Monaco St DONCASTER 3108	\$1,080,000	15/02/2025
3	5/5 Thomas Ct DONCASTER 3108	\$1,051,000	07/12/2024

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:

06/05/2025 17:40



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
March quarter 2025: \$601,000

Comparable Properties



2/10 Clay Dr DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,072,000
Method: Auction Sale
Date: 08/03/2025
Property Type: Townhouse (Res)
Land Size: 310 sqm approx



2/15 Monaco St DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,080,000
Method: Private Sale
Date: 15/02/2025
Property Type: Unit



5/5 Thomas Ct DONCASTER 3108 (REI/VG)

Agent Comments

3 3 2

Price: \$1,051,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Single)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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