

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 Nartanda Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$935,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2024 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	3/508 Blackburn Rd DONCASTER EAST 3109	\$930,000	09/09/2025
2	12/33 Leslie St DONVALE 3111	\$870,000	21/06/2025
3	54 Matisse Dr TEMPLESTOWE 3106	\$967,500	03/05/2025

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:

07/10/2025 15:06

3/1 Nartanda Court, Doncaster East Vic 3109

Harcourts

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Indicative Selling Price

\$880,000 - \$960,000

Median Unit Price

Year ending September 2025: \$935,000



Property Type:

Agent Comments

Comparable Properties



3/508 Blackburn Rd DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$930,000

Method: Sale

Date: 09/09/2025

Property Type: Flat/Unit/Apartment (Res)



12/33 Leslie St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 21/06/2025

Property Type: Townhouse (Single)



54 Matisse Dr TEMPLESTOWE 3106 (VG)

Agent Comments



Price: \$967,500

Method: Sale

Date: 03/05/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Harcourts Manningham | P: 03 9842 8000



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