

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 Hill Court, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range Between \$1,980,000

Median sale price

Median price \$1,600,000

Property type House

Suburb Doncaster

Period - From June 2025

to

Sept 2025

Source REIV

Comparable property sales

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. 23 Koolkuna Avenue, Doncaster	\$ 1,880,000	13/10/2025
2. 6 Pleasant Avenue, Doncaster	\$ 1,958,000	13/09/2025
3. 344 George Street, Doncaster	\$ 1,855,000	31/05/2025

This Statement of Information was prepared on: 6/11/2025

Comparable properties



\$ 1,880,000

23 Koolkuna Avenue, Doncaster, Victoria

DATE: 13/10/2025

PROPERTY TYPE: HOUSE



4



2



4



914 sqm



\$ 1,958,000

6 Pleasant Avenue, Doncaster, Victoria

DATE: 13/09/2025

PROPERTY TYPE: HOUSE



5



2



2



890 sqm



\$ 1,855,000

344 George Street, Doncaster, Victoria

DATE: 31/05/2025

PROPERTY TYPE: HOUSE



4



2



2



945 sqm x

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