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

4 Andrew Court, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale pi	rice							
Median price	\$1,500,000	Pro	operty Type	Hou	ise		Suburb	Doncaster
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1 Julia Ct DONCASTER 3108	\$1,600,000	18/06/2025
2	20 Glenfern Av DONCASTER 3108	\$1,600,000	14/06/2025
3	35 Pettys La DONCASTER 3108	\$1,546,000	24/05/2025

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:

24/06/2025 09:44



4 Andrew Court, Doncaster Vic 3108

Edison Kong 0435 841 615 edisonkong@mcgrath.com.au





Property Type: House (Previously Occupied - Detached) Land Size: 806 sqm approx Agent Comments

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price March guarter 2025: \$1,500,000

Comparable Properties



1 Julia Ct DONCASTER 3108 (REI)



Price: \$1,600,000 Method: Sold Before Auction Date: 18/06/2025 Property Type: House (Res) Land Size: 1069 sqm approx

Agent Comments

20 Glenfern Av DONCASTER 3108 (REI) • 5 2

Agent Comments

Agent Comments



Date: 14/06/2025 Property Type: House (Res) Land Size: 688 sqm approx



35 Pettys La DONCASTER 3108 (REI) **6** 2 • • 4 2

Price: \$1,546,000 Method: Auction Sale Date: 24/05/2025 Property Type: House (Res) Land Size: 741 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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