

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 consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,600,000

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	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



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 quarter 2025: \$1,500,000

Comparable Properties



1 Julia Ct DONCASTER 3108 (REI)

Agent Comments



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

20 Glenfern Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 688 sqm approx



35 Pettys La DONCASTER 3108 (REI)

Agent Comments



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