

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 Hardidge Court, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,548,000

Property Type

House

Suburb

Doncaster

Period - From

01/04/2025

to

30/06/2025

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	106 Woodhouse Gr BOX HILL NORTH 3129	\$1,350,000	30/08/2025
2	5 Hardidge Ct DONCASTER 3108	\$1,300,000	25/07/2025
3	15 Windella Qdrnt DONCASTER 3108	\$1,225,000	12/05/2025

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:

09/09/2025 10:32



 4  2  3

Property Type: House (Res)
Land Size: 736 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000
Median House Price
June quarter 2025: \$1,548,000

Comparable Properties

106 Woodhouse Gr BOX HILL NORTH 3129 (REI)

Agent Comments

 4  1  2

Price: \$1,350,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 604 sqm approx



5 Hardidge Ct DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,300,000
Method: Private Sale
Date: 25/07/2025
Property Type: House
Land Size: 767 sqm approx



15 Windella Qdrnt DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,225,000
Method: Private Sale
Date: 12/05/2025
Property Type: House (Res)
Land Size: 656 sqm approx

Account - Barry Plant | P: 03 9842 8888