

## 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

8 Harvest Court, Doncaster

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$900,000

**Median sale price**

Median price \$601,000

Property type Townhouse

Suburb Doncaster

Period - From Jan 2025

to

March 2025

Source REIV

**Comparable property sales**

**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.

Address of comparable property	Price	Date of sale
1. 34 Harvest Court, Doncaster	\$ 910,000	20/05/2024
2. 40 Harvest Court, Doncaster	\$ 910,000	20/02/2024
3. 28 Harvest Court, Doncaster	\$ 900,000	21/08/2024

This Statement of Information was prepared on: 5/05/2025

## Comparable properties



**\$ 910,000**

34 Harvest Court, Doncaster, Victoria

DATE: 20/05/2024

PROPERTY TYPE: TOWNHOUSE

 3     2  
 2     sqm



**\$ 910,000**

40 Harvest Court, Doncaster, Victoria

DATE: 20/02/2024

PROPERTY TYPE: TOWNHOUSE

 3     2  
 2     sqm



**\$ 900,000**

28 Harvest Court, Doncaster, Victoria

DATE: 21/08/2024

PROPERTY TYPE: TOWNHOUSE

 3     2  
 2     sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee