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	12 Gairlock Court, Doncaster Vic 3108

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	71 Dellfield Dr TEMPLESTOWE 3106	$1,165,000	03/05/2025
2	5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	$1,210,000	12/04/2025
3	9 Sinclair Av TEMPLESTOWE LOWER 3107	$1,120,000	01/02/2025

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: 04/06/2025 15:06

12 Gairlock Court, Doncaster Vic 3108



4 2 2

Property Type: House
Land Size: 675 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
March quarter 2025: $1,500,000

Comparable Properties



71 Dellfield Dr TEMPLESTOWE 3106 (REI)

4 2 2

Price: $1,165,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments



5 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,210,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments



9 Sinclair Av TEMPLESTOWE LOWER 3107 (REI/VG)

3 2 2

Price: $1,120,000
Method: Auction Sale
Date: 01/02/2025
Property Type: House
Land Size: 652 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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