

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

83 Harvest Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,063,444 Property Type Townhouse Suburb Doncaster

Period - From 25/03/2025 to 24/03/2026 Source Property Data

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	74 Harvest Ct DONCASTER 3108	\$808,000	25/11/2025
2	5/321 High St TEMPLESTOWE LOWER 3107	\$1,140,000	22/11/2025
3	49 Clay Dr DONCASTER 3108	\$1,055,000	25/09/2025

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: 25/03/2026 11:54



4
 3
 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Townhouse Price
 25/03/2025 - 24/03/2026: \$1,063,444

Comparable Properties



74 Harvest Ct DONCASTER 3108 (REI/VG)

Agent Comments

3
 3
 1

Price: \$808,000
Method: Private Sale
Date: 25/11/2025
Property Type: Townhouse (Single)



5/321 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

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 3
 2

Price: \$1,140,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



49 Clay Dr DONCASTER 3108 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,055,000
Method: Private Sale
Date: 25/09/2025
Property Type: Townhouse (Res)
Land Size: 198 sqm approx

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