

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

2/2 Hill Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$940,000

&

\$960,000

Median sale price

Median price \$1,068,500

Property Type Townhouse

Suburb Doncaster

Period - From 02/02/2025

to

01/02/2026

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	3/2 Hill Ct DONCASTER 3108	\$920,000	15/12/2025
2	1/2 Hill Ct DONCASTER 3108	\$1,050,000	13/11/2025
3	4/6 Gilmore Rd DONCASTER 3108	\$913,000	04/07/2025

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:

02/02/2026 13:28



 3
  3
  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$940,000 - \$960,000

Median Townhouse Price

02/02/2025 - 01/02/2026: \$1,068,500

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.

Comparable Properties



3/2 Hill Ct DONCASTER 3108 (REI)

Agent Comments

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Price: \$920,000

Method: Private Sale

Date: 15/12/2025

Property Type: Townhouse (Res)



1/2 Hill Ct DONCASTER 3108 (REI)

Agent Comments

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  3
  2

Price: \$1,050,000

Method: Private Sale

Date: 13/11/2025

Property Type: Townhouse (Res)



4/6 Gilmore Rd DONCASTER 3108 (REI/VG)

Agent Comments

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  2
  2

Price: \$913,000

Method: Private Sale

Date: 04/07/2025

Property Type: Townhouse (Res)

Land Size: 727 sqm approx

Account - Barry Plant | P: 03 9842 8888