

## 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](http://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



**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

**Price:** \$920,000

**Method:** Private Sale

**Date:** 15/12/2025

**Property Type:** Townhouse (Res)



**1/2 Hill Ct DONCASTER 3108 (REI)**



Agent Comments

**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

**Price:** \$913,000

**Method:** Private Sale

**Date:** 04/07/2025

**Property Type:** Townhouse (Res)

**Land Size:** 727 sqm approx

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