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	7/5 Hill Court, Doncaster Vic 3108

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,050,000 Property Type Townhouse Suburb Doncaster

Period - From 22/06/2025 to 21/06/2026 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	1/4 Judith Ct DONCASTER 3108	$1,000,000	22/05/2026
2	2/4 Judith Ct DONCASTER 3108	$950,000	09/04/2026
3	3/21 Victoria St DONCASTER 3108	$1,160,000	28/02/2026

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: 22/06/2026 12:38

7/5 Hill Court, Doncaster Vic 3108



4 4 2

Property Type: Townhouse (Res)
Land Size: 208 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000
Median Townhouse Price
22/06/2025 - 21/06/2026: $1,050,000

Comparable Properties



1/4 Judith Ct DONCASTER 3108 (REI)

4 3 2

Price: $1,000,000
Method: Private Sale
Date: 22/05/2026
Property Type: Townhouse (Res)
Land Size: 219 sqm approx

Agent Comments



2/4 Judith Ct DONCASTER 3108 (REI)

4 3 2

Price: $950,000
Method: Private Sale
Date: 09/04/2026
Property Type: Townhouse (Res)
Land Size: 189 sqm approx

Agent Comments

3/21 Victoria St DONCASTER 3108 (VG)

4 - -

Price: $1,160,000
Method: Sale
Date: 28/02/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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