

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

2/4 Judith Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,100,000

Property Type Townhouse

Suburb Doncaster

Period - From 03/11/2024

to

02/11/2025

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	49 Clay Dr DONCASTER 3108	\$1,055,000	25/09/2025
2	73 Harvest Ct DONCASTER 3108	\$1,050,000	11/09/2025
3	4/1 Kelly St DONCASTER 3108	\$1,098,888	15/08/2025

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:

03/11/2025 12:53



 4  3  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
03/11/2024 - 02/11/2025: \$1,100,000

Comparable Properties



49 Clay Dr DONCASTER 3108 (REI)

Agent Comments

 4  3  2

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



73 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

 4  3  1

Price: \$1,050,000
Method: Private Sale
Date: 11/09/2025
Property Type: Townhouse (Single)



4/1 Kelly St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,098,888
Method: Sold Before Auction
Date: 15/08/2025
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888