

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,100,000

### Median sale price

Median price \$1,072,000

Property Type Townhouse

Suburb Doncaster

Period - From 19/01/2025

to

18/01/2026

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	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:

19/01/2026 11:46



4   
 3   
 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,100,000

**Median Townhouse Price**

19/01/2025 - 18/01/2026: \$1,072,000

## Comparable Properties



**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



**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