

# 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

3/4 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 & \$1,150,000

### Median sale price

Median price \$1,052,500 Property Type Townhouse Suburb Doncaster

Period - From 15/05/2025 to 14/05/2026 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	83 Harvest Ct DONCASTER 3108	\$1,081,500	09/05/2026
2	2/4 Judith Ct DONCASTER 3108	\$950,000	09/04/2026
3			

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: 15/05/2026 12:55



 4
  3
  2

**Property Type:** Townhouse

**Land Size:** 311 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Townhouse Price**

15/05/2025 - 14/05/2026: \$1,052,500

## Comparable Properties



**83 Harvest Ct DONCASTER 3108 (REI)**

Agent Comments

 4
  3
  1

**Price:** \$1,081,500

**Method:** Auction Sale

**Date:** 09/05/2026

**Rooms:** 7

**Property Type:** Townhouse (Res)



**2/4 Judith Ct DONCASTER 3108 (REI)**

Agent Comments

 4
  3
  2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 09/04/2026

**Property Type:** Townhouse (Res)

**Land Size:** 189 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888



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