

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

Single price

\$999,000

Median sale price

Median price

\$1,038,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

24/08/2025

to

23/08/2026

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	83 Harvest Ct DONCASTER 3108	\$1,081,500	09/05/2026
3	2/4 Judith Ct DONCASTER 3108	\$950,000	09/04/2026

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:

24/08/2026 12:01



 4  3  2

Property Type: Townhouse

Land Size: 311 sqm approx

Agent Comments

Indicative Selling Price

\$999,000

Median Townhouse Price

24/08/2025 - 23/08/2026: \$1,038,000

Comparable Properties



1/4 Judith Ct DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,000,000

Method: Private Sale

Date: 22/05/2026

Property Type: Townhouse (Res)

Land Size: 219 sqm approx



83 Harvest Ct DONCASTER 3108 (REI/VG)

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

Account - Barry Plant | P: 03 9874 3355