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 Ruffey Lake Court, Doncaster Vic 3108

Indicative selling price

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

Single price $2,280,000

Median sale price

Median price $1,500,000 Property Type House Suburb Doncaster

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	86 Greenridge Av TEMPLESTOWE 3106	$1,811,800	05/12/2024
2	3 Layman Ct DONCASTER EAST 3109	$1,800,000	09/11/2024
3	61 Burgundy Dr DONCASTER 3108	$1,838,888	30/10/2024

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: 19/05/2025 13:13

2 Ruffey Lake Court, Doncaster Vic 3108



4 2 2

Property Type: House

Agent Comments

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.

Indicative Selling Price
$2,280,000
Median House Price
March quarter 2025: $1,500,000

Comparable Properties



86 Greenridge Av TEMPLESTOWE 3106 (REI/VG)

4 4 2

Price: $1,811,800
Method: Sold Before Auction
Date: 05/12/2024
Property Type: House (Res)
Land Size: 427 sqm approx

Agent Comments



3 Layman Ct DONCASTER EAST 3109 (REI/VG)

5 4 2

Price: $1,800,000
Method: Private Sale
Date: 09/11/2024
Property Type: House
Land Size: 382 sqm approx

Agent Comments



61 Burgundy Dr DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,838,888
Method: Sold Before Auction
Date: 30/10/2024
Property Type: House (Res)
Land Size: 330 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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