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	17 Golf Links Court, Doncaster Vic 3108

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $1,410,000 Property Type House Suburb Doncaster

Period - From 01/10/2024 to 31/12/2024 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	10 Winfield Rd BALWYN NORTH 3104	$1,880,000	07/03/2025
2	3 Para Ct DONCASTER 3108	$1,865,000	27/02/2025
3	4 Furlong La DONCASTER 3108	$1,920,000	08/02/2025

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: 12/03/2025 15:28

17 Golf Links Court, Doncaster Vic 3108

McGrath

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5 3 2

Property Type:
Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
December quarter 2024: $1,410,000

Comparable Properties



10 Winfield Rd BALWYN NORTH 3104 (REI)

4 2 2

Price: $1,880,000
Method: Sold Before Auction
Date: 07/03/2025
Property Type: House
Land Size: 427.97 sqm approx

Agent Comments



3 Para Ct DONCASTER 3108 (REI)

4 2 2

Price: $1,865,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: House (Res)
Land Size: 841 sqm approx

Agent Comments



4 Furlong La DONCASTER 3108 (REI)

5 3 2

Price: $1,920,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 352 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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