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	3/1 Hill Court, Doncaster Vic 3108

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $601,000 Property Type Unit 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	2/10 Clay Dr DONCASTER 3108	$1,072,000	08/03/2025
2	2/15 Monaco St DONCASTER 3108	$1,080,000	15/02/2025
3	5/5 Thomas Ct DONCASTER 3108	$1,051,000	07/12/2024

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: 06/05/2025 17:40

RT Edgar



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
March quarter 2025: $601,000

Comparable Properties



2/10 Clay Dr DONCASTER 3108 (REI)

4 2 2

Price: $1,072,000
Method: Auction Sale
Date: 08/03/2025
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Agent Comments



2/15 Monaco St DONCASTER 3108 (REI/VG)

3 2 2

Price: $1,080,000
Method: Private Sale
Date: 15/02/2025
Property Type: Unit

Agent Comments



5/5 Thomas Ct DONCASTER 3108 (REI/VG)

3 3 2

Price: $1,051,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Single)

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE

propertydata .com.au

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