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	1 Irene Court, Doncaster Vic 3108

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,560,000 Property Type House Suburb Doncaster

Period - From 01/10/2025 to 31/12/2025 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	45a Linton Av TEMPLESTOWE LOWER 3107	$1,389,000	19/12/2025
2	4 Prospect Rd BULLEEN 3105	$1,400,000	28/10/2025
3	2A Curnola Av DONCASTER 3108	$1,371,000	13/08/2025

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: 14/01/2026 11:31

1 Irene Court, Doncaster Vic 3108

JellisCraig

Nicole Qiu
8841 4888
0422 419 357
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4 2 2

Property Type: House
Land Size: 312 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
December quarter 2025: $1,560,000

Comparable Properties



45a Linton Av TEMPLESTOWE LOWER 3107 (REI)

4 3 2

Price: $1,389,000
Method: Private Sale
Date: 19/12/2025
Property Type: House (Res)
Land Size: 325 sqm approx

Agent Comments



4 Prospect Rd BULLEEN 3105 (REI/VG)

4 3 2

Price: $1,400,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 305 sqm approx

Agent Comments



2A Curnola Av DONCASTER 3108 (VG)

4 - -

Price: $1,371,000
Method: Sale
Date: 13/08/2025
Property Type: House (Res)
Land Size: 252 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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