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	1/1 ADELLE COURT DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,360,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Doncaster
Period-from	01 Apr 2025	to	31 Mar 2026	Source	Cotality

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 6 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
2/18 VERENE AVENUE TEMPLESTOWE LOWER VIC 3107	1450000	20-Oct-25
5/1 JOYCE COURT DONCASTER VIC 3108	1437000	08-Nov-25
2/38A CARINGAL AVENUE DONCASTER VIC 3108	1450000	24-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 18 April 2026

Harcourts Balwyn

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2/18 VERENE AVENUE TEMPLESTOWE LOWER VIC 3107

4 3 2

Sold Price **1450000** Sold Date **20-Oct-25**

Distance **1.59km**



5/1 JOYCE COURT DONCASTER VIC 3108

4 3 2

Sold Price **1437000** Sold Date **08-Nov-25**

Distance **1.82km**



2/38A CARINGAL AVENUE DONCASTER VIC 3108

4 3 2

Sold Price RS **1450000** Sold Date **24-Feb-26**

Distance **1.38km**

RS = Recent sale **UN** = Undisclosed Sale

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