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	104/5 Curlew Court, Doncaster Vic 3108

Indicative selling price

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

Single price $620,000

Median sale price

Median price $635,000 Property Type Unit Suburb Doncaster

Period - From 03/09/2024 to 02/09/2025 Source Property Data

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	33/872 Doncaster Rd DONCASTER EAST 3109	$608,000	25/08/2025
2	603/91-93 Tram Rd DONCASTER 3108	$575,000	28/07/2025
3	104/8 Clay Dr DONCASTER 3108	$670,000	09/07/2025

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: 03/09/2025 11:46

104/5 Curlew Court, Doncaster Vic 3108

JellisCraig

Jerry Lin
0416 062 668
JerryLin@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$620,000
Median Unit Price
03/09/2024 - 02/09/2025: $635,000

Comparable Properties



33/872 Doncaster Rd DONCASTER EAST 3109 (REI)

2 2 2

Price: $608,000
Method: Private Sale
Date: 25/08/2025
Property Type: Apartment

Agent Comments



603/91-93 Tram Rd DONCASTER 3108 (REI)

2 2 1

Price: $575,000
Method: Private Sale
Date: 28/07/2025
Property Type: Apartment

Agent Comments



104/8 Clay Dr DONCASTER 3108 (REI/VG)

2 2 1

Price: $670,000
Method: Private Sale
Date: 09/07/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

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