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	12 Crouch Court, Doncaster Vic 3108

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,601,500 Property Type House Suburb Doncaster

Period - From 01/07/2025 to 30/09/2025 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	15 Peter Budge Av TEMPLESTOWE 3106	$1,682,000	16/08/2025
2	22 Old Orchard Way DONCASTER 3108	$1,643,888	09/08/2025
3	4 Herlihys Rd TEMPLESTOWE LOWER 3107	$1,600,000	07/07/2025

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: 06/10/2025 09:10

12 Crouch Court, Doncaster Vic 3108

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
September quarter 2025: $1,601,500

Comparable Properties



15 Peter Budge Av TEMPLESTOWE 3106 (REI)

4 3 2

Price: $1,682,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 338 sqm approx

Agent Comments



22 Old Orchard Way DONCASTER 3108 (REI)

4 4 2

Price: $1,643,888
Method: Expression of Interest
Date: 09/08/2025
Property Type: House (Res)
Land Size: 405 sqm approx

Agent Comments



4 Herlihys Rd TEMPLESTOWE LOWER 3107 (REI/VG)

4 3 2

Price: $1,600,000
Method: Private Sale
Date: 07/07/2025
Property Type: House
Land Size: 335 sqm approx

Agent Comments

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