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<br>Including suburb and postcode | 1 Harrow Court, Doncaster Vic 3108 |

## Indicative selling price

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

Range between $1,930,000 & $1,980,000

## 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 | 5a Toronto Av DONCASTER 3108 | $1,990,000 | 26/08/2025 |
| 2 | 10a Marianne Way DONCASTER 3108 | $1,930,000 | 02/08/2025 |
| 3 | | | |

**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: 23/10/2025 13:21

# 1 Harrow Court, Doncaster Vic 3108

JellisCraig

Tony Tuccitto
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tonytuccitto@jelliscraig.com.au




4 3 2

**Property Type:** House
**Land Size:** 391 sqm approx

Agent Comments

**Indicative Selling Price**
$1,930,000 - $1,980,000
**Median House Price**
September quarter 2025: $1,601,500

## Comparable Properties



**5a Toronto Av DONCASTER 3108 (REI)**

4 3 2

**Price:** $1,990,000
**Method:** Private Sale
**Date:** 26/08/2025
**Property Type:** Townhouse (Res)
**Land Size:** 376 sqm approx

Agent Comments



**10a Marianne Way DONCASTER 3108 (REI/VG)**

4 3 2

**Price:** $1,930,000
**Method:** Auction Sale
**Date:** 02/08/2025
**Property Type:** Townhouse (Res)
**Land Size:** 371 sqm approx

Agent Comments

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.



REIV THE DIFFERENCE

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