

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 Harcourt Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,548,000

Property Type House

Suburb Doncaster

Period - From 01/04/2025

to 30/06/2025

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	2 Tully Ct DONCASTER 3108	\$1,800,000	29/03/2025
2	3 Para Ct DONCASTER 3108	\$1,865,000	27/02/2025
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:

04/08/2025 10:56



Property Type: House

Land Size: 936 sqm approx

Agent Comments

Comparable Properties



2 Tully Ct DONCASTER 3108 (VG)

Agent Comments



Price: \$1,800,000

Method: Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 856 sqm approx



3 Para Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,865,000

Method: Sold Before Auction

Date: 27/02/2025

Property Type: House (Res)

Land Size: 841 sqm approx

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.