

# 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

17 Golf Links Court, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,050,000

&

\$2,135,000

### Median sale price

Median price \$1,485,000

Property Type House

Suburb Doncaster

Period - From 16/06/2024

to

15/06/2025

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	16 Fairway Rd DONCASTER 3108	\$2,100,000	03/06/2025
2	17 Caladenia Cirt DONCASTER 3108	\$2,105,000	24/05/2025
3	47a Finlayson St DONCASTER 3108	\$2,050,000	03/04/2025

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:

16/06/2025 10:47

17 Golf Links Court, Doncaster Vic 3108



5 3 2

**Property Type:** House (Res)  
**Land Size:** 551 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,050,000 - \$2,135,000  
**Median House Price**  
16/06/2024 - 15/06/2025: \$1,485,000

Comparable Properties



**16 Fairway Rd DONCASTER 3108 (REI)**

**Agent Comments**

4 3 4

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 03/06/2025  
**Property Type:** House  
**Land Size:** 669 sqm approx



**17 Caladenia Cirt DONCASTER 3108 (REI)**

**Agent Comments**

4 4 2

**Price:** \$2,105,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House (Res)



**47a Finlayson St DONCASTER 3108 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$2,050,000  
**Method:** Private Sale  
**Date:** 03/04/2025  
**Property Type:** House  
**Land Size:** 369 sqm approx

**Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320**



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