## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$800,000 & \$850,000	Range between	\$800,000	&	\$850,000
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#### Median sale price

Median price	\$900,000	Pro	perty Type U	nit		Suburb	Templestowe
Period - From	01/04/2024	to	31/03/2025	S	ource	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

1	8 Harvest Ct DONCASTER 3108	\$890,000	06/06/2025
2	46 Harvest Ct DONCASTER 3108	\$870,000	26/05/2025
3	66 Harvest Ct DONCASTER 3108	\$810,000	14/02/2025

#### 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 15:36



Date of sale



Andrew Keleher 8841 4888 0417 599 135 andrewkeleher@jelliscraig.com.au

Indicative Selling Price \$800,000 - \$850,000 Median Unit Price Year ending March 2025: \$900,000



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**Property Type:** Townhouse Agent Comments

# Comparable Properties



8 Harvest Ct DONCASTER 3108 (REI)

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**Agent Comments** 

**Price:** \$890,000 **Method:** Private Sale **Date:** 06/06/2025

Property Type: Townhouse (Single)

46 Harvest Ct DONCASTER 3108 (REI)

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Agent Comments

Price: \$870,000 Method: Private Sale Date: 26/05/2025

Property Type: Townhouse (Single)



66 Harvest Ct DONCASTER 3108 (VG)

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Method: Sale

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Price: \$810,000

Date: 14/02/2025
Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

Account - Jellis Craig | P: 03 8841 4888





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