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

5 Hardidge Court, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,330,000		&		\$1,350,000			
Median sale price								
Median price	\$1,492,500	Pro	operty Type	Hou	ISE		Suburb	Doncaster
Period - From	15/07/2024	to	14/07/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	22 Paul Av BOX HILL NORTH 3129	\$1,375,000	17/05/2025
2	50 Boyd St DONCASTER 3108	\$1,280,000	15/03/2025
3	15 Boxleigh Gr BOX HILL NORTH 3129	\$1,340,000	15/02/2025

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:

15/07/2025 16:32









Property Type: House (Res) **Land Size:** 767 sqm approx Agent Comments Indicative Selling Price \$1,330,000 - \$1,350,000 Median House Price 15/07/2024 - 14/07/2025: \$1,492,500

Comparable Properties

22 Paul Av BOX HILL NORTH 3129 (REI) 4 2 2 1 Price: \$1,375,000 Method: Auction Sale Date: 17/05/2025 Property Type: House Land Size: 808 sqm approx	Agent Comments
50 Boyd St DONCASTER 3108 (REI/VG) 3 1 2 Price: \$1,280,000 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res) Land Size: 654 sqm approx	Agent Comments
15 Boxleigh Gr BOX HILL NORTH 3129 (REI/VG) 4 1 1 1 Price: \$1,340,000 Method: Auction Sale Date: 15/02/2025 Property Type: House (Res) Land Size: 635 sqm approx	Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800



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