

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,330,000

&

\$1,350,000

### Median sale price

Median price \$1,492,500

Property Type House

Suburb Doncaster

Period - From 15/07/2024

to

14/07/2025

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	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



4 3 2

**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)**

**Agent Comments**

4 2 1

**Price:** \$1,375,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House  
**Land Size:** 808 sqm approx



**50 Boyd St DONCASTER 3108 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 15/03/2025  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**15 Boxleigh Gr BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

4 1 1

**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** House (Res)  
**Land Size:** 635 sqm approx

**Account - McGrath Box Hill | P: 03 9889 8800**