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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$1,900,000		&		\$2,000,000			
Median sale p	rice							
Median price	\$1,548,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3 Para Ct DONCASTER 3108	\$1,865,000	27/02/2025
2	36 Clay Dr DONCASTER 3108	\$1,900,000	26/02/2025
3	10 Ruda St DONCASTER 3108	\$1,920,000	01/02/2025

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:

16/07/2025 17:12



12 Harcourt Street, Doncaster Vic 3108



Internet of the second s



Property Type: House Land Size: 936 sqm approx Agent Comments Craig Nowotsch 8841 4888 0425 877 441 craignowotsch@jelliscraig.com.au

> Indicative Selling Price \$1,900,000 - \$2,000,000 Median House Price June quarter 2025: \$1,548,000

Comparable Properties



3 Para Ct DONCASTER 3108 (REI/VG) 4 2 2 2

Price: \$1,865,000 Method: Sold Before Auction Date: 27/02/2025 Property Type: House (Res) Land Size: 841 sqm approx

36 Clay Dr DONCASTER 3108 (VG)



Agent Comments

Agent Comments

Agent Comments

Price: \$1,900,000 Method: Sale Date: 26/02/2025 Property Type: House (Res) Land Size: 654 sqm approx



Price: \$1,920,000

10 Ruda St DONCASTER 3108 (REI/VG)

Method: Auction Sale Date: 01/02/2025 Property Type: House (Res) Land Size: 1120 sqm approx

Account - Jellis Craig | P: 03 8841 4888



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.