

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 consumer.vic.gov.au/underquoting

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$1,548,000

Property Type House

Suburb Doncaster

Period - From 01/04/2025

to

30/06/2025

Source 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	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



 4  2  2

Property Type: House

Land Size: 936 sqm approx

Agent Comments

Comparable Properties



3 Para Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  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

 4  -  -

Price: \$1,900,000

Method: Sale

Date: 26/02/2025

Property Type: House (Res)

Land Size: 654 sqm approx



10 Ruda St DONCASTER 3108 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,920,000

Method: Auction Sale

Date: 01/02/2025

Property Type: House (Res)

Land Size: 1120 sqm approx