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

13/1-3 Curlew Court, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$870,000		&		\$950,000			
Median sale pr	rice							
Median price	\$1,467,000	Pro	operty Type	Hou	ISE		Suburb	Doncaster
Period - From	01/04/2024	to	31/03/2025		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.

Add	dress of comparable property	Price	Date of sale
1	8 Harvest Ct DONCASTER 3108	\$890,000	06/06/2025
2	46 Harvest Ct DONCASTER 3108	\$870,000	26/05/2025
3	1/6 Gilmore Rd DONCASTER 3108	\$950,000	30/04/2025

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:

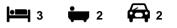
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Adrian Cordoba





Property Type: Townhouse Agent Comments

8841 4888 0451 765 439 adriancordoba@jelliscraig.com.au

Indicative Selling Price \$870,000 - \$950,000 Median House Price Year ending March 2025: \$1,467,000

Comparable Properties



8 Harvest Ct DONCASTER 3108 (REI)

Price: \$890,000 Method: Private Sale Date: 06/06/2025 Property Type: Townhouse (Single)

46 Harvest Ct DONCASTER 3108 (REI) 3
2
2

Price: \$870,000 Method: Private Sale Date: 26/05/2025 Property Type: Townhouse (Single)

1/6 Gilmore Rd DONCASTER 3108 (REI/VG)

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Agent Comments

Agent Comments

Agent Comments

Price: \$950,000 Method: Private Sale Date: 30/04/2025 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8841 4888



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