

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

Range between \$870,000 & \$950,000

### Median sale price

Median price \$1,467,000 Property Type House Suburb Doncaster

Period - From 01/04/2024 to 31/03/2025 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 | 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:

02/07/2025 15:48

13/1-3 Curlew Court, Doncaster Vic 3108

**Jellis  
Craig**

Adrian Cordoba

8841 4888

0451 765 439

adriancordoba@jellisrcraig.com.au

**Indicative Selling Price**

\$870,000 - \$950,000

**Median House Price**

Year ending March 2025: \$1,467,000



3 2 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**8 Harvest Ct DONCASTER 3108 (REI)**

Agent Comments

3 2 2

**Price:** \$890,000

**Method:** Private Sale

**Date:** 06/06/2025

**Property Type:** Townhouse (Single)



**46 Harvest Ct DONCASTER 3108 (REI)**

Agent Comments

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)**

Agent Comments

3 2 2

**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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