

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

6/12 Curlew Court, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$800,000

Property Type Unit

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	5a Keir Av DONCASTER EAST 3109	\$1,405,000	17/05/2025
2	18 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,420,000	13/04/2025
3	1/12 Curlew Ct DONCASTER 3108	\$1,370,000	12/04/2025

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:

11/07/2025 18:45



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Unit Price
June quarter 2025: \$800,000

Comparable Properties



5a Keir Av DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,405,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 378 sqm approx



18 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,420,000
Method: Private Sale
Date: 13/04/2025
Property Type: House
Land Size: 358 sqm approx



1/12 Curlew Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,370,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)