

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

5/1 JOYCE COURT DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

2/138 AYR STREET DONCASTER VIC 3108	\$1,275,000	22-Nov-24
2A HAZEL DRIVE TEMPLESTOWE LOWER VIC 3107	\$1,280,000	18-Jun-25

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 6 months.

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**2/138 AYR STREET DONCASTER
VIC 3108**

Sold Price **\$1,275,000** Sold Date **22-Nov-24**

4 3 2

Distance **0.23km**



**2A HAZEL DRIVE TEMPLESTOWE
LOWER VIC 3107**

Sold Price **\$1,280,000** Sold Date **18-Jun-25**

4 3 2

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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