

# 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

1 Harvest 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$655,000

Property Type Unit

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	1/361 High St TEMPLESTOWE LOWER 3107	\$1,200,000	13/03/2025
2	15b Henry St DONCASTER 3108	\$1,270,000	16/01/2025
3			

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:

03/06/2025 13:07

1 Harvest Court, Doncaster Vic 3108

McGrath

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Unit Price**

Year ending March 2025: \$655,000



 4  3  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1/361 High St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 13/03/2025

**Property Type:** Townhouse (Single)



**15b Henry St DONCASTER 3108 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 16/01/2025

**Property Type:** Townhouse (Res)

**Land Size:** 237 sqm approx

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.

**Account - McGrath Box Hill** | P: 03 9889 8800



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