

# 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

2/24 Studley 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$682,500 Property Type Unit Suburb Doncaster

Period - From 01/01/2025 to 31/12/2025 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	2a Hodgson St TEMPLESTOWE LOWER 3107	\$1,260,000	11/03/2026
2	2/1 Thomas Ct DONCASTER 3108	\$1,260,000	07/03/2026
3	4/334 George St DONCASTER 3108	\$1,220,000	28/02/2026

**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:

23/03/2026 15:30



Rooms: 2  
Property Type: Townhouse  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Unit Price**  
Year ending December 2025: \$682,500

## Comparable Properties



2a Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,260,000  
Method: Private Sale  
Date: 11/03/2026  
Property Type: Townhouse (Res)  
Land Size: 413 sqm approx



2/1 Thomas Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$1,260,000  
Method: Auction Sale  
Date: 07/03/2026  
Property Type: Townhouse (Res)  
Land Size: 214 sqm approx



4/334 George St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,220,000  
Method: Auction Sale  
Date: 28/02/2026  
Property Type: Townhouse (Res)