

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

4 Benton Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,575,000

Property Type House

Suburb Doncaster

Period - From 01/04/2026

to

30/06/2026

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	10 Bembooka Ct DONCASTER 3108	\$1,250,000	11/07/2026
2	49 Roseland Gr DONCASTER 3108	\$1,385,000	15/05/2026
3	2 Winston Dr DONCASTER 3108	\$1,258,000	02/05/2026

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:

20/07/2026 15:17

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2026: \$1,575,000



3 2 1

Property Type: House

Land Size: 724 sqm approx

Agent Comments

Comparable Properties



10 Bembooka Ct DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 11/07/2026

Property Type: House (Res)

Land Size: 805 sqm approx



49 Roseland Gr DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,385,000

Method: Private Sale

Date: 15/05/2026

Property Type: House

Land Size: 663 sqm approx



2 Winston Dr DONCASTER 3108 (REI/VG)

Agent Comments

3 2 1

Price: \$1,258,000

Method: Auction Sale

Date: 02/05/2026

Rooms: 5

Property Type: House (Res)

Land Size: 664 sqm approx

Account - Jellis Craig | P: 03 8841 4888