

# 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 Towong Court, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2025

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	17 Major St DONCASTER EAST 3109	\$1,400,000	15/01/2025
2	15 Loxley Ct DONCASTER EAST 3109	\$1,400,000	12/12/2024
3	20 Champion St DONCASTER EAST 3109	\$1,760,000	09/11/2024

**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:

15/05/2025 16:28



 3    1    2

**Property Type:** House  
**Land Size:** 651 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
March quarter 2025: \$1,570,000

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.

## Comparable Properties



**17 Major St DONCASTER EAST 3109 (VG)**

**Agent Comments**

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**Price:** \$1,400,000  
**Method:** Sale  
**Date:** 15/01/2025  
**Property Type:** House (Res)  
**Land Size:** 714 sqm approx



**15 Loxley Ct DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 12/12/2024  
**Property Type:** House  
**Land Size:** 678 sqm approx



**20 Champion St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

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**Price:** \$1,760,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx

**Account - Barry Plant | P: 03 9842 8888**