

# 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 Gregory 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 \$1,500,000 & \$1,630,000

### Median sale price

Median price \$1,560,000 Property Type House Suburb Doncaster

Period - From 01/10/2025 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	9 Hotham St TEMPLESTOWE LOWER 3107	\$1,635,000	25/10/2025
2	18 Vista St BULLEEN 3105	\$1,500,000	25/10/2025
3	2/56 Belgravia Av MONT ALBERT NORTH 3129	\$1,465,000	15/09/2025

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.~~

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 4  3  2

**Property Type:** Townhouse  
**Land Size:** 334 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,500,000 - \$1,630,000

**Median House Price**

December quarter 2025: \$1,560,000

## Comparable Properties



**9 Hotham St TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,635,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 350 sqm approx



**18 Vista St BULLEEN 3105 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 301 sqm approx



**2/56 Belgravia Av MONT ALBERT NORTH 3129 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,465,000  
**Method:** Sold Before Auction  
**Date:** 15/09/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 225 sqm approx

**Account - Jellis Craig | P: 03 9870 6211**