

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

3 Christine Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,475,000 & \$1,575,000

Median sale price

Median price \$1,558,000 Property Type House Suburb Doncaster

Period - From 01/04/2025 to 31/03/2026 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	1 Ivan St DONCASTER 3108	\$1,625,000	28/02/2026
2	6 Elder Ct TEMPLESTOWE LOWER 3107	\$1,564,000	06/12/2025
3	12 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,538,888	30/11/2025

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.~~

This Statement of Information was prepared on:

27/05/2026 11:16



Property Type:
Divorce/Estate/Family Transfers
Land Size: 963 sqm approx
Agent Comments

Indicative Selling Price
\$1,475,000 - \$1,575,000
Median House Price
Year ending March 2026: \$1,558,000

Comparable Properties



1 Ivan St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,625,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 832 sqm approx



6 Elder Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,564,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 847 sqm approx



12 Olympus Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,538,888
Method: Auction Sale
Date: 30/11/2025
Property Type: House (Res)
Land Size: 849 sqm approx