

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

Range between \$1,600,000

&

\$1,700,000

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	38 Caringal Av DONCASTER 3108	\$1,650,000	26/08/2025
2	33 Buckingham Cr DONCASTER 3108	\$1,600,000	20/08/2025
3	16 Stanley St BULLEEN 3105	\$1,610,000	20/07/2025

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:

20/01/2026 09:24

Sophie Broadbent

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2025: \$1,560,000



 4  3  2

Property Type: House

Land Size: 334 sqm approx

Agent Comments

Comparable Properties



38 Caringal Av DONCASTER 3108 (VG)

Agent Comments

 4  -  -

Price: \$1,650,000

Method: Sale

Date: 26/08/2025

Property Type: House (Res)

Land Size: 290 sqm approx



33 Buckingham Cr DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,600,000

Method: Private Sale

Date: 20/08/2025

Property Type: House (Res)

Land Size: 214 sqm approx



16 Stanley St BULLEEN 3105 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,610,000

Method: Private Sale

Date: 20/07/2025

Property Type: House (Res)

Land Size: 371 sqm approx

Account - Jellis Craig | P: 03 9870 6211