

## 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  | <span style="border: 1px solid black; padding: 2px;">\$1,560,000</span> | Property Type | <span style="border: 1px solid black; padding: 2px;">House</span>      | Suburb | <span style="border: 1px solid black; padding: 2px;">Doncaster</span> |
| Period - From | <span style="border: 1px solid black; padding: 2px;">01/10/2025</span>  | to            | <span style="border: 1px solid black; padding: 2px;">31/12/2025</span> | Source | <span style="border: 1px solid black; padding: 2px;">REIV</span>      |

#### 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  
9870 6211  
0405 530 540

sophiebroadbent@jelliscraig.com.au



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3



2

**Property Type:** House

**Land Size:** 334 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

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

**Median House Price**

December quarter 2025: \$1,560,000

## Comparable Properties



**38 Caringal Av DONCASTER 3108 (VG)**



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**Price:** \$1,650,000

**Method:** Sale

**Date:** 26/08/2025

**Property Type:** House (Res)

**Land Size:** 290 sqm approx

[Agent Comments](#)



**33 Buckingham Cr DONCASTER 3108 (REI/VG)**



4



3



2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 20/08/2025

**Property Type:** House (Res)

**Land Size:** 214 sqm approx

[Agent Comments](#)



**16 Stanley St BULLEEN 3105 (REI/VG)**



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4



2

**Price:** \$1,610,000

**Method:** Private Sale

**Date:** 20/07/2025

**Property Type:** House (Res)

**Land Size:** 371 sqm approx

[Agent Comments](#)

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