

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

2 Judith Court, Doncaster Vic 3108

Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$1,560,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Doncaster"/>
Period - From	<input type="text" value="01/10/2025"/>	to	<input type="text" value="31/12/2025"/>	Source	<input type="text" value="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	6 Leyte Cl DONCASTER 3108	\$1,615,888	10/10/2025
2	5 Ryall Ct DONCASTER 3108	\$1,650,000	08/10/2025
3	21 Winters Way DONCASTER 3108	\$1,705,000	04/10/2025

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:

**Property Type:**

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

December quarter 2025: \$1,560,000

Comparable Properties

**6 Leyte Ct DONCASTER 3108 (REI)**

Agent Comments

Price: \$1,615,888**Method:** Sold Before Auction**Date:** 10/10/2025**Property Type:** House (Res)**Land Size:** 699 sqm approx**5 Ryall Ct DONCASTER 3108 (REI)**

Agent Comments

Price: \$1,650,000**Method:** Sold Before Auction**Date:** 08/10/2025**Property Type:** House (Res)**Land Size:** 1116 sqm approx**21 Winters Way DONCASTER 3108 (REI/VG)**

Agent Comments

Price: \$1,705,000**Method:** Auction Sale**Date:** 04/10/2025**Property Type:** House (Res)**Land Size:** 735 sqm approx**Account - Woodards** | P: 03 9842 1188 | F: 03 9842 1799