

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 GOLDEN COURT DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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 IVAN STREET DONCASTER VIC 3108	\$1,625,000	28-Feb-26
5 RYALL COURT DONCASTER VIC 3108	\$1,650,000	08-Oct-25
18 TRISTANIA STREET DONCASTER EAST VIC 3109	\$1,663,800	03-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 1 March 2026



1 IVAN STREET DONCASTER VIC 3108

Sold Price

^{RS}

\$1,625,000

Sold Date

28-Feb-26

 4  2  2

Distance

1.22km



5 RYALL COURT DONCASTER VIC 3108

Sold Price

\$1,650,000

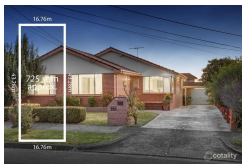
Sold Date

08-Oct-25

 5  3  2

Distance

0.32km



18 TRISTANIA STREET DONCASTER EAST VIC 3109

Sold Price

\$1,663,800

Sold Date

03-Oct-25

 3  1  2

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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