

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

73 HARVEST 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

\$1,080,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Aug 2024

to

31 Jul 2025

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

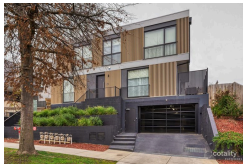
Date of sale

4/1 KELLY STREET DONCASTER VIC 3108	\$1,098,888	15-Aug-25
3/26 KELLY STREET DONCASTER VIC 3108	\$1,150,000	22-Jul-25
6/250 WILLIAMSONS ROAD TEMPLESTOWE VIC 3106	\$1,080,000	13-Jun-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: 25 August 2025



**4/1 KELLY STREET DONCASTER
VIC 3108**

4 3 2

Sold Price

^{RS}

\$1,098,888

Sold Date

15-Aug-25

Distance

0.61km



**3/26 KELLY STREET DONCASTER
VIC 3108**

4 3 2

Sold Price

\$1,150,000

Sold Date

22-Jul-25

Distance

0.67km



**6/250 WILLIAMSONS ROAD
TEMPLESTOWE VIC 3106**

4 3 2

Sold Price

\$1,080,000

Sold Date

13-Jun-25

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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