

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 Citrus Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,520,000

Property Type House

Suburb Doncaster

Period - From 08/09/2024

to

07/09/2025

Source

Property Data

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	11 Somerville St DONCASTER 3108	\$1,375,000	03/09/2025
2	8 Glenda St DONCASTER 3108	\$1,320,000	10/05/2025
3	5 Libere Ct DONCASTER 3108	\$1,305,000	07/05/2025

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:

08/09/2025 14:15

3 Citrus Court, Doncaster Vic 3108



3 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 708 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
08/09/2024 - 07/09/2025: \$1,520,000

Comparable Properties



11 Somerville St DONCASTER 3108 (REI)

Agent Comments

4 2 1

Price: \$1,375,000
Method: Private Sale
Date: 03/09/2025
Property Type: House
Land Size: 664 sqm approx

8 Glenda St DONCASTER 3108 (VG)

Agent Comments

4 - -

Price: \$1,320,000
Method: Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 653 sqm approx



5 Libere Ct DONCASTER 3108 (REI/VG)

Agent Comments

3 3 2

Price: \$1,305,000
Method: Private Sale
Date: 07/05/2025
Property Type: House
Land Size: 788 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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