

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

20 Glenfern Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,485,000

Property Type House

Suburb Doncaster

Period - From 15/05/2024

to

14/05/2025

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	32 Brendan Av DONCASTER 3108	\$1,398,888	17/03/2025
2	15 Rhonda St DONCASTER 3108	\$1,364,108	10/12/2024
3	5 Gray St DONCASTER 3108	\$1,390,000	25/11/2024

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:

15/05/2025 09:56



5 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 682 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
15/05/2024 - 14/05/2025: \$1,485,000

Comparable Properties



32 Brendan Av DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,398,888
Method: Private Sale
Date: 17/03/2025
Property Type: House (Res)
Land Size: 926 sqm approx



15 Rhonda St DONCASTER 3108 (REI/VG)

Agent Comments

4 2 3

Price: \$1,364,108
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 815 sqm approx



5 Gray St DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,390,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 725 sqm approx