

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 BRENDAN AVENUE 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

\$1,440,000

&

\$1,480,000

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

12 VINTAGE AVENUE DONCASTER VIC 3108	\$1,745,000	06-Mar-25
61 BURGUNDY DRIVE DONCASTER VIC 3108	\$1,838,888	30-Oct-24
39 STABLES CIRCUIT DONCASTER VIC 3108	\$1,605,000	16-Nov-24

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: 10 March 2026



**12 VINTAGE AVENUE DONCASTER
VIC 3108**

 4  3  2

Sold Price

\$1,745,000

Sold Date

06-Mar-25

Distance

0.39km



**61 BURGUNDY DRIVE DONCASTER
VIC 3108**

 4  3  2

Sold Price

\$1,838,888

Sold Date

30-Oct-24

Distance

0.45km



**39 STABLES CIRCUIT DONCASTER
VIC 3108**

 4  3  2

Sold Price

\$1,605,000

Sold Date

16-Nov-24

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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