

# 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

30 Glenda Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,300,000 & \$3,600,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb Doncaster

Period - From 01/01/2025 to 31/03/2025 Source REIV

### 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	37 Caringal Av DONCASTER 3108	\$3,250,000	07/06/2025
2	26 Members Dr DONCASTER 3108	\$3,150,000	12/05/2025
3	20 Glenda St DONCASTER 3108	\$3,350,000	12/04/2025

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:

11/06/2025 14:41



 5    4    2

**Property Type:** House (Res)

**Land Size:** 652 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$3,300,000 - \$3,600,000

**Median House Price**

March quarter 2025: \$1,500,000

## Comparable Properties



**37 Caringal Av DONCASTER 3108 (REI)**

**Agent Comments**

 5    5    2

**Price:** \$3,250,000

**Method:** Auction Sale

**Date:** 07/06/2025

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**26 Members Dr DONCASTER 3108 (REI)**

**Agent Comments**

 4    5    2

**Price:** \$3,150,000

**Method:** Private Sale

**Date:** 12/05/2025

**Property Type:** House (Res)

**Land Size:** 507 sqm approx



**20 Glenda St DONCASTER 3108 (REI)**

**Agent Comments**

 5    4    2

**Price:** \$3,350,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** House (Res)

**Land Size:** 651 sqm approx

**Account - Barry Plant** | P: 03 9842 8888