Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	30 Glenda Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$3,30	0,000 &	\$3,600,000
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Median sale price

Median price	\$1,500,000	Pro	perty 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

7,01	aress of comparable property	1 1100	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



Date of sale







Agent Comments

Property Type: House (Res) Land Size: 652 sqm approx 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)

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Agent Comments

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)

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Agent Comments

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)

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Price: \$3,350,000 Method: Auction Sale Date: 12/04/2025

Property Type: House (Res) **Land Size:** 651 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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