

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

4 Glenfern Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,601,500

Property Type House

Suburb Doncaster

Period - From 01/07/2025

to

30/09/2025

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	5a Toronto Av DONCASTER 3108	\$1,990,000	26/08/2025
2	10a Marianne Way DONCASTER 3108	\$1,930,000	02/08/2025
3	5a Philip Av DONCASTER 3108	\$1,950,000	08/07/2025

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:

24/10/2025 16:36

4 Glenfern Avenue, Doncaster Vic 3108

Edison Kong
0435 841 615
edisonkong@mcgrath.com.au



 4  1  2

Property Type: House (Res)
Land Size: 688 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,050,000
Median House Price
September quarter 2025: \$1,601,500

Comparable Properties



5a Toronto Av DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,990,000
Method: Private Sale
Date: 26/08/2025
Property Type: Townhouse (Res)
Land Size: 376 sqm approx



10a Marianne Way DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,930,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)
Land Size: 371 sqm approx



5a Philip Av DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,950,000
Method: Private Sale
Date: 08/07/2025
Property Type: House (Res)

Account - McGrath Doncaster | P: 03 8822 6188



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