

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,516,500

Property type

House

Suburb

Doncaster

Period-from

01 Feb 2025

to

31 Jan 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

18 VISTA STREET BULLEEN VIC 3105	1500000	25-Oct-25
142A CHURCH ROAD DONCASTER VIC 3108	1508000	23-Sep-25
31 BUCKINGHAM CRESCENT DONCASTER VIC 3108	1550000	12-Nov-25

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: 24 February 2026



**18 VISTA STREET BULLEEN VIC 3105**

Sold Price

**1500000**

Sold Date

**25-Oct-25**

 4  2  2

Distance

**1.8km**



**142A CHURCH ROAD DONCASTER VIC 3108**

Sold Price

**1508000**

Sold Date

**23-Sep-25**

 4  3  2

Distance

**1.64km**



**31 BUCKINGHAM CRESCENT DONCASTER VIC 3108**

Sold Price

<sup>RS</sup> **1550000** <sup>UN</sup>

Sold Date

**12-Nov-25**

 4  3  2

Distance

**1.07km**

RS = Recent sale

UN = Undisclosed Sale

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