

# 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

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Doncaster

Period-from

01 Jan 2025

to

31 Dec 2025

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 142A CHURCH ROAD DONCASTER VIC 3108  | \$1,508,000 | 23-Sep-25 |
| 2A CURNOLA AVENUE DONCASTER VIC 3108 | \$1,371,000 | 13-Aug-25 |
| 4/103 CHURCH ROAD DONCASTER VIC 3108 | \$1,400,000 | 15-Oct-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: 29 January 2026



**142A CHURCH ROAD DONCASTER  
VIC 3108**

4 3 2

Sold Price

**\$1,508,000**

Sold Date

**23-Sep-25**

Distance

**1.64km**



**2A CURNOLA AVENUE  
DONCASTER VIC 3108**

4 3 2

Sold Price

**\$1,371,000**

Sold Date

**13-Aug-25**

Distance

**1.01km**



**4/103 CHURCH ROAD DONCASTER  
VIC 3108**

4 2 2

Sold Price

**\$1,400,000**

Sold Date

**15-Oct-25**

Distance

**1.74km**

RS = Recent sale

UN = Undisclosed Sale

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