

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

10 The Glades, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,320,000

&

\$1,420,000

Median sale price

Median price \$1,575,000

Property Type House

Suburb Doncaster

Period - From 01/04/2026

to

30/06/2026

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	49 Roseland Gr DONCASTER 3108	\$1,385,000	15/05/2026
2	15 Rathmullen Qdrnt DONCASTER 3108	\$1,320,000	01/04/2026
3	4 Caringal Av DONCASTER 3108	\$1,380,000	28/03/2026

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:

10/08/2026 12:22

10 The Glades, Doncaster Vic 3108



5 2 2

Property Type: House
Land Size: 719 sqm approx
Agent Comments

Indicative Selling Price
\$1,320,000 - \$1,420,000
Median House Price
June quarter 2026: \$1,575,000

Comparable Properties



49 Roseland Gr DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,385,000
Method: Private Sale
Date: 15/05/2026
Property Type: House
Land Size: 663 sqm approx



15 Rathmullen Qdrnt DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,320,000
Method: Sold Before Auction
Date: 01/04/2026
Property Type: House (Res)
Land Size: 651 sqm approx



4 Caringal Av DONCASTER 3108 (REI/VG)

Agent Comments

6 3 3

Price: \$1,380,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 796 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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