

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

14 Glenfern Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,350,000

&

\$2,500,000

Median sale price

Median price \$1,558,000

Property Type House

Suburb Doncaster

Period - From 01/04/2025

to 31/03/2026

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	3 Link St DONCASTER 3108	\$2,470,000	18/12/2025
2	28 Penfolds Rise DONCASTER 3108	\$2,550,000	28/11/2025
3			

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:

08/04/2026 13:48



 5  3  2

Property Type: House

Land Size: 688 sqm approx

Agent Comments

Comparable Properties



3 Link St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  3

Price: \$2,470,000

Method: Auction Sale

Date: 18/12/2025

Property Type: House (Res)

Land Size: 668 sqm approx



28 Penfolds Rise DONCASTER 3108 (REI/VG)

Agent Comments

 5  5  2

Price: \$2,550,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: House (Res)

Land Size: 522 sqm approx

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.