

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

18 Brendan Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

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	2 Totara Ct TEMPLESTOWE LOWER 3107	\$1,300,000	04/05/2026
2	3 Christine Ct DONCASTER 3108	\$1,343,500	29/07/2026
3	9 Palmerston Av TEMPLESTOWE LOWER 3107	\$1,380,000	13/06/2026

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:

07/09/2026 11:23

Nicole Qiu
8841 4888
0422 419 357
nicoleqiu@jellisrcraig.com.au



 4  2  2

Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000

Median House Price
June quarter 2026: \$1,575,000

Comparable Properties



2 Totara Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Private Sale
Date: 04/05/2026
Property Type: House (Res)
Land Size: 667 sqm approx



3 Christine Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,343,500
Method: Private Sale
Date: 29/07/2026
Property Type: House
Land Size: 941 sqm approx



9 Palmerston Av TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,380,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 653 sqm approx