

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

2 Brendan Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 01/01/2026

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	23 Tullamore Av DONCASTER 3108	\$1,638,000	27/03/2026
2	38 Clay Dr DONCASTER 3108	\$1,690,000	19/03/2026
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:

22/05/2026 16:00



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Property Type: House (Res)

Land Size: 756 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

March quarter 2026: \$1,500,000

Comparable Properties



23 Tullamore Av DONCASTER 3108 (REI)

Agent Comments

5 2 4

Price: \$1,638,000

Method: Private Sale

Date: 27/03/2026

Property Type: House (Res)

Land Size: 694 sqm approx



38 Clay Dr DONCASTER 3108 (REI/VG)

Agent Comments

5 2 2

Price: \$1,690,000

Method: Private Sale

Date: 19/03/2026

Property Type: House (Res)

Land Size: 772 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.

Account - VICPROP | P: 03 8888 1011