

# 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

20 Glenfern 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)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,483,000

Property Type House

Suburb Doncaster

Period - From 13/05/2024

to

12/05/2025

Source

Property Data

### 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	11 Outhwaite Av DONCASTER 3108	\$1,350,000	24/04/2025
2	7 Kelly St DONCASTER 3108	\$1,350,000	26/03/2025
3	61 Ayr St DONCASTER 3108	\$1,301,000	01/03/2025

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:

13/05/2025 17:47

20 Glenfern Avenue, Doncaster Vic 3108



4 2

**Rooms:** 2  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 682 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
13/05/2024 - 12/05/2025: \$1,483,000

## Comparable Properties



**11 Outhwaite Av DONCASTER 3108 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,350,000  
**Method:** Sold Before Auction  
**Date:** 24/04/2025  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



**7 Kelly St DONCASTER 3108 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,350,000  
**Method:** Sold Before Auction  
**Date:** 26/03/2025  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx



**61 Ayr St DONCASTER 3108 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,301,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx

**Account - McGrath Doncaster | P: 03 8822 6188**



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