

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

22 Tandara Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

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 Ambrose St DONCASTER 3108	\$1,540,000	14/03/2026
2	2 Maple Ct DONCASTER 3108	\$1,500,000	21/02/2026
3	58 Church Rd DONCASTER 3108	\$1,510,000	20/12/2025

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:

14/04/2026 17:00



Rooms: 8

Property Type: House (Res)

Land Size: 737 sqm approx

Agent Comments

Comparable Properties



3 Ambrose St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,540,000

Method: Auction Sale

Date: 14/03/2026

Rooms: 6

Property Type: House (Res)

Land Size: 650 sqm approx



2 Maple Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 1271 sqm approx



58 Church Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,510,000

Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 654 sqm approx