

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

36 Grange Park Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,563,000

Property Type

House

Suburb

Doncaster

Period - From

01/07/2025

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	4 Glendene Ct DONCASTER 3108	\$1,450,000	15/09/2026
2	10 The Glades DONCASTER 3108	\$1,401,000	05/09/2026
3	22 Grange Park Av DONCASTER 3108	\$1,510,000	02/05/2026

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:

28/09/2026 12:03

36 Grange Park Avenue, Doncaster Vic 3108



4 2 2

Property Type: House (Res)
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending June 2026: \$1,563,000

Comparable Properties



4 Glendene Ct DONCASTER 3108 (REI)

Agent Comments

5 3 2

Price: \$1,450,000
Method: Private Sale
Date: 15/09/2026
Property Type: House
Land Size: 818 sqm approx



10 The Glades DONCASTER 3108 (REI)

Agent Comments

5 2 2

Price: \$1,401,000
Method: Auction Sale
Date: 05/09/2026
Property Type: House (Res)
Land Size: 719 sqm approx



22 Grange Park Av DONCASTER 3108 (REI)

Agent Comments

6 2 2

Price: \$1,510,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 794 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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