

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

40 Park Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,295,000

&

\$1,395,000

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	17 Koolkuna Av DONCASTER 3108	\$1,300,000	04/05/2026
2	3 Somerville St DONCASTER 3108	\$1,400,000	17/03/2026
3	468 Doncaster Rd DONCASTER 3108	\$1,325,000	10/02/2026

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:

07/08/2026 13:54



4
 2
 2

Property Type: House
Land Size: 786 sqm approx
Agent Comments

Indicative Selling Price
 \$1,295,000 - \$1,395,000
Median House Price
 Year ending June 2026: \$1,563,000

Comparable Properties



17 Koolkuna Av DONCASTER 3108 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,300,000
Method: Sold Before Auction
Date: 04/05/2026
Property Type: House (Res)
Land Size: 759 sqm approx



3 Somerville St DONCASTER 3108 (REI)

Agent Comments

3
 2
 2

One less bedroom

Price: \$1,400,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 759 sqm approx



468 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

4
 1
 2

Slightly smaller block, one less bathroom

Price: \$1,325,000
Method: Private Sale
Date: 10/02/2026
Property Type: House
Land Size: 690 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799