

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

7 BENALONG COURT DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Doncaster

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

7 ARNOLD GROVE DONCASTER VIC 3108	\$2,320,000	22-Oct-25
28 PENFOLDS RISE DONCASTER VIC 3108	\$2,550,000	06-Dec-25
3 LINK STREET DONCASTER VIC 3108	\$2,470,000	18-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 23 January 2026



7 ARNOLD GROVE DONCASTER VIC 3108

 5  4  2

Sold Price

\$2,320,000

Sold Date

22-Oct-25

Distance

0.38km



28 PENFOLDS RISE DONCASTER VIC 3108

 5  5  2

Sold Price

^{RS} **\$2,550,000**

Sold Date

06-Dec-25

Distance

0.72km



3 LINK STREET DONCASTER VIC 3108

 4  3  3

Sold Price

^{RS} **\$2,470,000**

Sold Date

18-Dec-25

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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