

## 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

3 BRENDAN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,320,000

&

\$1,380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster

Period-from

01 Apr 2025

to

31 Mar 2026

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

45A LINTON AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,389,000	25-Dec-25
2/38A CARINGAL AVENUE DONCASTER VIC 3108	\$1,450,000	24-Feb-26
1 IRENE COURT DONCASTER VIC 3108	\$1,390,000	14-Feb-26

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: 07 April 2026



**45A LINTON AVENUE  
TEMPLESTOWE LOWER VIC 3107**

4 3 1

Sold Price <sup>RS</sup> **\$1,389,000** Sold Date **25-Dec-25**

Distance **1.76km**

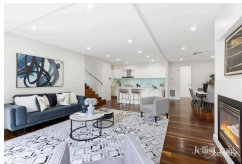


**2/38A CARINGAL AVENUE  
DONCASTER VIC 3108**

4 3 2

Sold Price <sup>RS</sup> **\$1,450,000** Sold Date **24-Feb-26**

Distance **1.42km**



**1 IRENE COURT DONCASTER VIC  
3108**

4 2 2

Sold Price **\$1,390,000** Sold Date **14-Feb-26**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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