

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

Range between \$2,450,000 & \$2,695,000

Median sale price

Median price \$1,560,000 Property Type House Suburb Doncaster

Period - From 01/10/2025 to 31/12/2025 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 Link St DONCASTER 3108	\$2,470,000	18/12/2025
2	49 Members Dr DONCASTER 3108	\$2,490,000	15/12/2025
3	28 Penfolds Rise DONCASTER 3108	\$2,550,000	28/11/2025

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:

27/03/2026 17:27



5 3 2

Property Type: House
Land Size: 733 sqm approx
Agent Comments

Indicative Selling Price
\$2,450,000 - \$2,695,000
Median House Price
December quarter 2025: \$1,560,000

Comparable Properties



3 Link St DONCASTER 3108 (REI/VG)

[Agent Comments](#)

4 3 3

Price: \$2,470,000
Method: Auction Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 668 sqm approx



49 Members Dr DONCASTER 3108 (REI/VG)

[Agent Comments](#)

5 4 2

Price: \$2,490,000
Method: Private Sale
Date: 15/12/2025
Property Type: House
Land Size: 430 sqm approx



28 Penfolds Rise DONCASTER 3108 (REI/VG)

[Agent Comments](#)

5 5 2

Price: \$2,550,000
Method: Sold Before Auction
Date: 28/11/2025
Property Type: House (Res)
Land Size: 522 sqm approx