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	13 Brendan Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $1,601,500 Property Type House Suburb Doncaster

Period - From 01/07/2025 to 30/09/2025 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	21 Winbrook Ct DONCASTER 3108	$1,880,000	11/09/2025
2	10 Prunella Cl DONCASTER 3108	$1,770,000	13/09/2025
3	13 Bordeaux St DONCASTER 3108	$1,688,000	13/09/2025

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: 28/10/2025 10:48

13 Brendan Avenue, Doncaster Vic 3108



5 2 2

Property Type: House
Land Size: 692 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
September quarter 2025: $1,601,500

Comparable Properties



21 Winbrook Ct DONCASTER 3108 (REI)

5 3 2

Price: $1,880,000
Method:
Date: 11/09/2025
Property Type: House

Agent Comments



10 Prunella Cl DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,770,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 1097 sqm approx

Agent Comments



13 Bordeaux St DONCASTER 3108 (REI)

5 2 1

Price: $1,688,000
Method: Private Sale
Date: 13/09/2025
Property Type: House
Land Size: 656 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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