

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$1,558,000 Property Type House Suburb Doncaster

Period - From 01/04/2025 to 31/03/2026 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 | 14 Glenfern Av DONCASTER 3108  | \$2,402,978 | 21/04/2026   |
| 2 | 3 Link St DONCASTER 3108       | \$2,470,000 | 18/12/2025   |
| 3 | 49 Members Dr DONCASTER 3108   | \$2,490,000 | 15/12/2025   |

**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:

05/05/2026 11:03



5 3 2

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

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
Year ending March 2026: \$1,558,000

## Comparable Properties



**14 Glenfern Av DONCASTER 3108 (REI)**

**Agent Comments**

5 3 2

**Price:** \$2,402,978  
**Method:** Private Sale  
**Date:** 21/04/2026  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx



**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

**Account - McGrath Box Hill | P: 03 9889 8800**