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	21 Glenview Road, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,230,000 Property Type Townhouse Suburb Doncaster East

Period - From 17/02/2025 to 16/02/2026 Source Property Data

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	3/2 Boronia Gr DONCASTER EAST 3109	$1,391,000	24/01/2026
2	1/7 Aranga Cr DONVALE 3111	$1,185,000	04/10/2025
3	1/2 Boronia Gr DONCASTER EAST 3109	$1,340,000	06/09/2025

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: 17/02/2026 17:17

21 Glenview Road, Doncaster East Vic 3109



4 2 2

Property Type: Townhouse (Single)
Land Size: 360 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median Townhouse Price
17/02/2025 - 16/02/2026: $1,230,000

Comparable Properties



3/2 Boronia Gr DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,391,000
Method: Auction Sale
Date: 24/01/2026
Property Type: Townhouse (Res)
Land Size: 223 sqm approx

Agent Comments



1/7 Aranga Cr DONVALE 3111 (REI/VG)

4 3 2

Price: $1,185,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)
Land Size: 334 sqm approx

Agent Comments



1/2 Boronia Gr DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,340,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)
Land Size: 258 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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