

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

1 Henry Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$780,000

&

\$830,000

Median sale price

Median price \$720,000

Property Type Unit

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	2/18 Monaco St DONCASTER 3108	\$848,000	11/08/2025
2	2/326 Thompsons Rd TEMPLESTOWE LOWER 3107	\$810,000	08/07/2025
3	8/23 Carawatha Rd DONCASTER 3108	\$760,000	05/06/2025

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:

06/11/2025 10:10

1 Henry Street, Doncaster Vic 3108



 2  2  1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median Unit Price
September quarter 2025: \$720,000

Comparable Properties



2/18 Monaco St DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$848,000
Method: Private Sale
Date: 11/08/2025
Property Type: Townhouse (Single)



2/326 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 2  2  1

Price: \$810,000
Method: Private Sale
Date: 08/07/2025
Property Type: Townhouse (Res)
Land Size: 138 sqm approx



8/23 Carawatha Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$760,000
Method: Private Sale
Date: 05/06/2025
Property Type: Apartment

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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