

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

11A Henry Street, Doncaster

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$975,000

Median sale price

Median price

\$720,000

Property type

Townhouse

Suburb

Doncaster

Period - From

July 2025

to

Sept 2025

Source

REIV

Comparable property sales

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. 1B Anthony Avenue, Doncaster	\$ 1,080,000	26/11/2025
2. 2/30 Fromhold Drive, Doncaster	\$ 959,000	13/09/2025
3. 40 Hotham Street, Templestowe Lower	\$ 1,089,000	02/08/2025

This Statement of Information was prepared on:

11/02/2026

Comparable properties






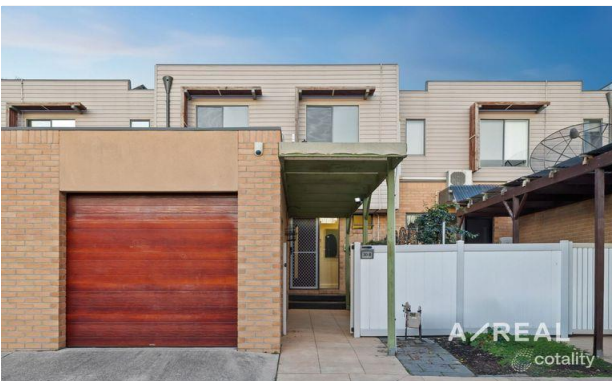
\$ 1,080,000

1B Anthony Avenue, Doncaster, Victoria

DATE: 26/11/2025

PROPERTY TYPE: TOWNHOUSE

 3  3
 2  sqm



\$ 959,000

2/30 Fromhold Drive, Doncaster, Victoria

DATE: 13/09/2025

PROPERTY TYPE: TOWNHOUSE

 3  2
 1  sqm



\$ 1,089,000

40 Hotham Street, Templestowe Lower, Victoria

DATE: 2/08/2025

PROPERTY TYPE: TOWNHOUSE

 3  2
 1  sqm x

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