

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,030,000

**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: 5/12/2025

## Comparable properties



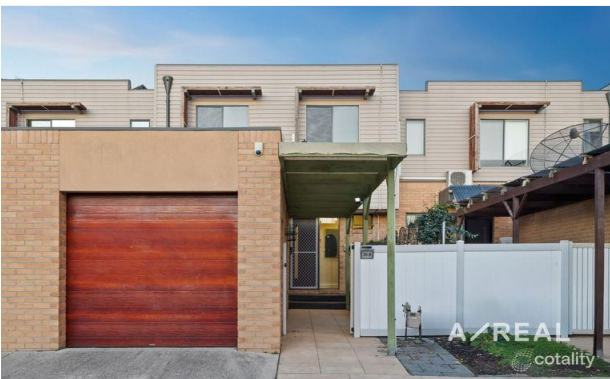
**\$ 1,080,000**

1B Anthony Avenue, Doncaster, Victoria

DATE: 26/11/20\25

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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