

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

206/5 Hanke Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$697,500

Property Type Unit

Suburb Doncaster

Period - From 01/04/2026

to 30/06/2026

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	618/642 Doncaster Rd DONCASTER 3108	\$635,000	06/08/2026
2	G01/5-9 Hanke Rd DONCASTER 3108	\$655,000	15/06/2026
3	8/316 Manningham Rd DONCASTER 3108	\$620,000	04/06/2026

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:

24/08/2026 16:48



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
June quarter 2026: \$697,500

Comparable Properties



618/642 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 06/08/2026
Property Type: Apartment



G01/5-9 Hanke Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 15/06/2026
Property Type: Apartment



8/316 Manningham Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 04/06/2026
Property Type: Apartment

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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