

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

3/23 Hender Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$695,000

&

\$750,000

Median sale price

Median price \$701,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2025

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	4/498 Doncaster Rd DONCASTER 3108	\$755,000	08/08/2026
2	2/84 Winfield Rd BALWYN NORTH 3104	\$710,000	04/05/2026
3	2/4 Malcolm Cr DONCASTER 3108	\$715,000	17/04/2026

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 10:34

3/23 Hender Street, Doncaster Vic 3108

JellisCraig



2 1 2

Rooms: 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$695,000 - \$750,000

Median Unit Price

Year ending June 2026: \$701,000

Comparable Properties



4/498 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

2 1 2

Price: \$755,000

Method: Auction Sale

Date: 08/08/2026

Property Type: Unit



2/84 Winfield Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

2 1 1

Price: \$710,000

Method: Private Sale

Date: 04/05/2026

Property Type: Unit

Land Size: 136 sqm approx

2/4 Malcolm Cr DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$715,000

Method: Sale

Date: 17/04/2026

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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