

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 3B Henry Street, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$675,000

&

\$735,000

Median sale price

Median price

\$955,000

Property Type

Townhouse

Suburb

Doncaster (3108)

Period - From

11/08/2022

to

11/08/2023

Source

Realestate

Comparable property sales

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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
3C HENRY STREET, DONCASTER VIC 3108	\$748,000	12/05/2023
2/18-20 GLENDALE AVENUE, TEMPLESTOWE VIC 3106	\$723,000	04/04/2023
4/15 MELALEUCA AVENUE, TEMPLESTOWE LOWER VIC 3107	\$697,000	26/05/2023

This Statement of Information was prepared on: 11/08/2023