HudsonBond
9840 7700
sales@hudsonbond.com.au

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<br>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

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# Comparable properties




## $ 1,080,000

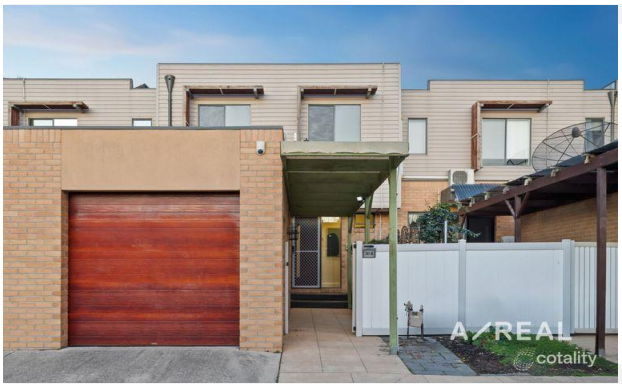
1B Anthony Avenue, Doncaster, Victoria

**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

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