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	109/5 Hanke Road, Doncaster Vic 3108

Indicative selling price

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

Range between $460,000 & $500,000

Median sale price

Median price $575,000 Property Type Unit Suburb Doncaster

Period - From 03/06/2025 to 02/06/2026 Source Property Data

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	208/399 Manningham Rd DONCASTER 3108	$505,000	10/03/2026
2	708/5 Elgar Ct DONCASTER 3108	$503,500	26/02/2026
3	20/75-77 Tram Rd DONCASTER 3108	$480,000	16/12/2025

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: 03/06/2026 15:37

109/5 Hanke Road, Doncaster Vic 3108

JellisCraig

Pina Kara
9431 1222
0415 911 437
pinakara@jelliscraig.com.au



1 1 1

Rooms: 3
Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$460,000 - $500,000
Median Unit Price
03/06/2025 - 02/06/2026: $575,000

Comparable Properties



208/399 Manningham Rd DONCASTER 3108 (REI/VG)

2 1 1

Price: $505,000
Method: Private Sale
Date: 10/03/2026
Property Type: Apartment

Agent Comments



708/5 Elgar Ct DONCASTER 3108 (REI/VG)

2 1 1

Price: $503,500
Method: Auction Sale
Date: 26/02/2026
Property Type: Apartment

Agent Comments



20/75-77 Tram Rd DONCASTER 3108 (REI)

2 1 1

Price: $480,000
Method: Private Sale
Date: 16/12/2025
Property Type: Apartment

Agent Comments

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