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	11 Phar Lap Drive, Doncaster Vic 3108

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,052,500 Property Type Townhouse Suburb Doncaster

Period - From 15/06/2025 to 14/06/2026 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	5 Toronto Av DONCASTER 3108	$1,795,000	30/05/2026
2	9 Aberdeen Dr DONCASTER 3108	$2,000,000	10/05/2026
3	15a Arnold Gr DONCASTER 3108	$1,720,000	14/03/2026

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: 15/06/2026 15:25

11 Phar Lap Drive, Doncaster Vic 3108



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median Townhouse Price
15/06/2025 - 14/06/2026: $1,052,500

Comparable Properties



5 Toronto Av DONCASTER 3108 (REI)

4 3 2

Price: $1,795,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)

Agent Comments



9 Aberdeen Dr DONCASTER 3108 (REI)

4 3 2

Price: $2,000,000
Method: Auction Sale
Date: 10/05/2026
Property Type: House (Res)

Agent Comments



15a Arnold Gr DONCASTER 3108 (REI)

4 2 2

Price: $1,720,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 485 sqm approx

Agent Comments

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320

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