

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

1/3 HANKE ROAD DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

2/975 STATION STREET BOX HILL NORTH VIC 3129	\$1,064,500	09-Jun-26
1/334 GEORGE STREET DONCASTER VIC 3108	\$1,045,000	14-Aug-26
2/51 TYNE STREET BOX HILL NORTH VIC 3129	\$1,350,000	13-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 01 September 2026



**2/975 STATION STREET BOX HILL
NORTH VIC 3129**

Sold Price

\$1,064,500

Sold Date

09-Jun-26



4



3



2

Distance

0.99km



**1/334 GEORGE STREET
DONCASTER VIC 3108**

Sold Price

^{RS}

\$1,045,000

Sold Date

14-Aug-26



4



3



2

Distance

1.46km



**2/51 TYNE STREET BOX HILL
NORTH VIC 3129**

Sold Price

\$1,350,000

Sold Date

13-Jul-26



4



3



2

Distance

2.19km

RS = Recent sale

UN = Undisclosed Sale

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