

# 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

26 Henry Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,790,000

### Median sale price

Median price

\$1,542,500

Property Type

House

Suburb

Doncaster

Period - From

20/04/2025

to

19/04/2026

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	15 Maverick CI DONCASTER 3108	\$1,756,000	07/03/2026
2	47 Whittens La DONCASTER 3108	\$1,720,000	28/01/2026
3	40 Henry St DONCASTER 3108	\$1,798,000	22/11/2025

**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:

20/04/2026 10:04

26 Henry Street, Doncaster Vic 3108



5 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,790,000

Median House Price

20/04/2025 - 19/04/2026: \$1,542,500

## Comparable Properties



15 Maverick CI DONCASTER 3108 (REI/VG)

Agent Comments

5 2 2

Price: \$1,756,000

Method: Private Sale

Date: 07/03/2026

Property Type: House

Land Size: 653 sqm approx



47 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments

5 3 2

Price: \$1,720,000

Method: Sold Before Auction

Date: 28/01/2026

Property Type: House (Res)

Land Size: 657 sqm approx



40 Henry St DONCASTER 3108 (REI/VG)

Agent Comments

5 3 2

Price: \$1,798,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 662 sqm approx

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



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