

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

Range between \$1,680,000

&

\$1,830,000

Median sale price

Median price \$1,556,500

Property Type House

Suburb Doncaster

Period - From 01/01/2025

to 31/12/2025

Source REIV

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	40 Henry St DONCASTER 3108	\$1,798,000	22/11/2025
2	13 Brendan Av DONCASTER 3108	\$1,880,000	22/11/2025
3	12 Crouch Ct DONCASTER 3108	\$1,800,000	25/10/2025

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:

29/01/2026 10:13

26 Henry Street, Doncaster Vic 3108



5 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,680,000 - \$1,830,000

Median House Price

Year ending December 2025: \$1,556,500

Comparable Properties



40 Henry St DONCASTER 3108 (REI)

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



13 Brendan Av DONCASTER 3108 (REI)

Agent Comments

5 2 2

Price: \$1,880,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 695 sqm approx



12 Crouch Ct DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,800,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 483 sqm approx

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



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