

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 111/5-9 Hanke Road, Doncaster

Indicative selling price

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

Single price \$365,000

Median sale price

Median price \$687,000

Property type Unit

Suburb Doncaster

Period - From Oct 2025

to

Dec 2025

Source REIV

Comparable property sales

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. 208/1 Grosvenor Street, Doncaster	\$ 400,000	12/03/2026
2. 311/1 Grosvenor Street, Doncaster	\$ 402,000	22/01/2026
3. 111/65 Stables Circuit, Doncaster	\$ 415,000	21/11/2025

This Statement of Information was prepared on: 04/06/2026

Comparable properties



\$ 400,000

208/1 Grosvenor Street, Doncaster, Victoria

DATE: 12/03/2026

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm



\$ 402,000

311/1 Grosvenor Street, Doncaster, Victoria

DATE: 22/01/2026

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm



\$ 415,000

111/65 Stables Circuit, Doncaster, Victoria

DATE: 21/11/2025

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm x

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