

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 Soderlund Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$1,558,000

Property Type House

Suburb Doncaster

Period - From 01/04/2025

to 31/03/2026

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	20 Kanooka Av TEMPLESTOWE LOWER 3107	\$3,200,000	06/03/2026
2	63 Dehnert St DONCASTER EAST 3109	\$3,200,000	25/02/2026
3	29 Dehnert St DONCASTER EAST 3109	\$3,480,000	08/12/2025

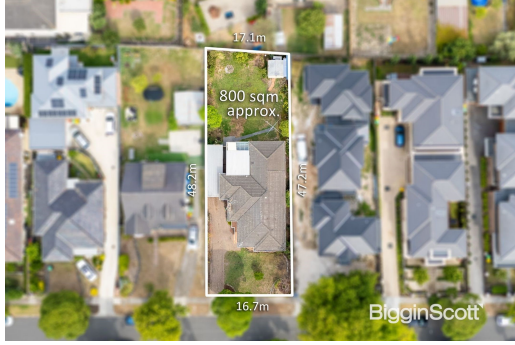
OR

~~**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:

22/04/2026 12:13

11 Soderlund Drive, Doncaster Vic 3108



5 5 2

Property Type: House (Res)

Land Size: 800 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

Year ending March 2026: \$1,558,000

Comparable Properties



20 Kanooka Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 5 2

Price: \$3,200,000

Method: Private Sale

Date: 06/03/2026

Property Type: House (Res)

Land Size: 729 sqm approx



63 Dehnert St DONCASTER EAST 3109 (REI)

Agent Comments

5 5 2

Price: \$3,200,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 660 sqm approx



29 Dehnert St DONCASTER EAST 3109 (REI)

Agent Comments

5 5 2

Price: \$3,480,000

Method: Private Sale

Date: 08/12/2025

Property Type: House

Land Size: 652 sqm approx

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



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