

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

74 Whittens Lane, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,470,000

Property Type House

Suburb Doncaster

Period - From 01/07/2024

to 30/06/2025

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	52 Members Dr DONCASTER 3108	\$1,208,000	09/08/2025
2	11 Baird St.N DONCASTER 3108	\$1,310,000	09/08/2025
3	74 Whittens La DONCASTER 3108	\$1,331,500	05/08/2023

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:

18/08/2025 14:23



3
 2
 2

Property Type: House
Land Size: 730 sqm approx
Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 Year ending June 2025: \$1,470,000

Comparable Properties



52 Members Dr DONCASTER 3108 (REI)

Agent Comments

3
 2
 2

Price: \$1,208,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Townhouse (Res)
Land Size: 153 sqm approx



11 Baird St.N DONCASTER 3108 (REI)

Agent Comments

5
 2
 2

Price: \$1,310,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 726 sqm approx



74 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,331,500
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 730 sqm approx