

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

1/7 Whittens Lane, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,548,000

Property Type House

Suburb Doncaster

Period - From 01/04/2025

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	44a Whittens La DONCASTER 3108	\$1,420,000	14/06/2025
2	1/12 Curlew Ct DONCASTER 3108	\$1,370,000	12/04/2025
3	42 Church Rd DONCASTER 3108	\$1,303,500	12/04/2025

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:

29/07/2025 17:31



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2025: \$1,548,000

Comparable Properties



44a Whittens La DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,420,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 421 sqm approx



1/12 Curlew Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,370,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Townhouse (Res)



42 Church Rd DONCASTER 3108 (REI/VG)

Agent Comments

 3  3  1

Price: \$1,303,500

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 333 sqm approx

Account - Barry Plant | P: 03 9842 8888