

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

4/66 Whittens Lane, Doncaster Vic 3108

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2025

to

30/09/2025

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	8/33 Elizabeth St DONCASTER EAST 3109	\$1,010,000	22/10/2025
2	13/1-3 Frank St DONCASTER 3108	\$870,000	25/05/2025
3	3/5-6 Thomas Ct DONCASTER 3108	\$1,018,000	14/05/2025

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:

05/11/2025 15:25



 3  2  2

Property Type: Townhouse
Land Size: 217 sqm approx
Agent Comments: Study

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

September quarter 2025: \$720,000

Comparable Properties



8/33 Elizabeth St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,010,000

Method: Sold Before Auction

Date: 22/10/2025

Property Type: Townhouse (Res)

Land Size: 164 sqm approx



13/1-3 Frank St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$870,000

Method: Private Sale

Date: 25/05/2025

Property Type: Townhouse (Single)



3/5-6 Thomas Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,018,000

Method: Sold Before Auction

Date: 14/05/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888