

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

91 Whittens Lane, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,200,000

Property Type Vacant land

Suburb Doncaster

Period - From 07/07/2025

to

06/07/2026

Source Property Data

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	25 Roseland Gr DONCASTER 3108	\$1,180,000	26/02/2026
2			
3			

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:

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Property Type: Land **Land Size:** 815 sqm approx
Agent Comments:
Property is being sold with plans and permits for a single dwelling.

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Land Price
07/07/2025 - 06/07/2026: \$1,200,000

Comparable Properties



25 Roseland Gr DONCASTER 3108 (VG)

Agent Comments



Price: \$1,180,000
Method: Sale
Date: 26/02/2026
Property Type: Land
Land Size: 652 sqm approx

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.