

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

39 Pettys Lane, Doncaster

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,599,000

Median sale price

Median price

\$1,500,000

Property type

House

Suburb

Doncaster

Period - From

Oct 2024

to

Dec 2024

Source

REIV

Comparable property sales

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. 3 Para Court, Doncaster	\$ 1,865,000	27/02/2025
2. 1 Wilma Court, Doncaster	\$ 1,885,000	1/02/2025
3. 35 Soderlund Drive, Doncaster	\$ 1,610,000	18/12/2025

This Statement of Information was prepared on:

28/02/2025

Comparable properties



\$ 1,865,000

3 Para Court, Doncaster, Victoria

DATE: 27/02/2025

PROPERTY TYPE: HOUSE

 4  2
  842sqm



\$ 1,885,000

1 Wilma Court, Doncaster, Victoria

DATE: 1/02/2025

PROPERTY TYPE: HOUSE

 4  2
 2  815 sqm



\$ 1,610,000

35 Soderlund Drive, Doncaster, Victoria

DATE: 18/12/2025

PROPERTY TYPE: HOUSE

 4  2
 2  734 sqm x

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