

# 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

50 Whittens Lane, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,469,000 Property Type House Suburb Doncaster

Period - From 01/01/2024 to 31/12/2024 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	17 Brendan Av DONCASTER 3108	\$1,645,000	05/02/2025
2	12 Roseville Av DONCASTER 3108	\$1,675,000	02/10/2024
3	1 Winbrook Ct DONCASTER 3108	\$1,650,000	20/09/2024

**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:

12/02/2025 12:48



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
Year ending December 2024: \$1,469,000

## Comparable Properties



**17 Brendan Av DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,645,000  
**Method:** Private Sale  
**Date:** 05/02/2025  
**Property Type:** House  
**Land Size:** 653 sqm approx



**12 Roseville Av DONCASTER 3108 (VG)**

Agent Comments



**Price:** \$1,675,000  
**Method:** Sale  
**Date:** 02/10/2024  
**Property Type:** House (Res)  
**Land Size:** 735 sqm approx



**1 Winbrook Ct DONCASTER 3108 (VG)**

Agent Comments



**Price:** \$1,650,000  
**Method:** Sale  
**Date:** 20/09/2024  
**Property Type:** House (Res)  
**Land Size:** 790 sqm approx

**Account - Harcourts Manningham | P: 03 9842 8000**



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