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

Median sale price

Median price	\$1,548,000	Pro	perty 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





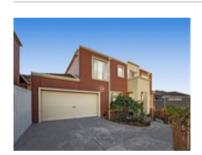




Property Type: House Agent Comments

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)

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Agent Comments

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)

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Date: 12/04/2025

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Price: \$1,370,000 Method: Auction Sale

Property Type: Townhouse (Res)

Agent Comments



42 Church Rd DONCASTER 3108 (REI/VG)

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Price: \$1,303,500 Method: Auction Sale Date: 12/04/2025

Property Type: House (Res) **Land Size:** 333 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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