

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

Range between

\$1,530,000

&

\$1,650,000

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	27 Cantala Dr DONCASTER 3108	\$1,620,000	29/11/2024
3	3 Norma St DONCASTER 3108	\$1,560,000	03/10/2024

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:

13/03/2025 10:08



Property Type:
Agent Comments

Indicative Selling Price
\$1,530,000 - \$1,650,000
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



27 Cantala Dr DONCASTER 3108 (VG)

Agent Comments



Price: \$1,620,000
Method: Sale
Date: 29/11/2024
Property Type: House (Res)
Land Size: 652 sqm approx



3 Norma St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,560,000
Method: Sold Before Auction
Date: 03/10/2024
Property Type: House (Res)
Land Size: 951 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000