

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

6/16-18 WHITTENS LANE DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

2/34-36 WILSONS ROAD DONCASTER VIC 3108	\$1,100,000	06-Sep-25
14A GROVER ROAD DONCASTER VIC 3108	\$1,195,500	06-Sep-25
2/1 RUDA STREET DONCASTER VIC 3108	\$1,045,000	24-May-25

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 6 months.~~

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**2/34-36 WILSONS ROAD
 DONCASTER VIC 3108**

 3  2  2

Sold Price **\$1,100,000** Sold Date **06-Sep-25**

Distance **0.94km**



**14A GROVER ROAD DONCASTER
 VIC 3108**

 3  2  2

Sold Price ^{RS} **\$1,195,500** Sold Date **06-Sep-25**

Distance **1.98km**



**2/1 RUDA STREET DONCASTER VIC
 3108**

 3  2  2

Sold Price **\$1,045,000** Sold Date **24-May-25**

Distance **1.83km**

RS = Recent sale **UN** = Undisclosed Sale

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