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	74 Whittens Lane, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,300,000	&	\$1,400,000
-			

Median sale price

Median price	\$1,470,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/07/2024	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

Add	dress of comparable property	Price	Date of sale
1	52 Members Dr DONCASTER 3108	\$1,208,000	09/08/2025
2	11 Baird St.N DONCASTER 3108	\$1,310,000	09/08/2025
3	74 Whittens La DONCASTER 3108	\$1,331,500	05/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/08/2025 14:23











Property Type: House **Land Size:** 730 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending June 2025: \$1,470,000

Comparable Properties



52 Members Dr DONCASTER 3108 (REI)

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2

Agent Comments

Price: \$1,208,000 **Method:** Auction Sale **Date:** 09/08/2025

Property Type: Townhouse (Res) **Land Size:** 153 sgm approx



11 Baird St.N DONCASTER 3108 (REI)

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2



Agent Comments

Agent Comments

Price: \$1,310,000 **Method:** Auction Sale **Date:** 09/08/2025

Property Type: House (Res) **Land Size:** 726 sqm approx



74 Whittens La DONCASTER 3108 (REI/VG)

4



2



2

Price: \$1,331,500 **Method:** Auction Sale **Date:** 05/08/2023

Property Type: House (Res) Land Size: 730 sqm approx

Account - Barry Plant | P: 03 9803 0400





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