

# 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

74 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 \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,470,000

Property 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	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 comparable properties 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



3 2 2

**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)**

**Agent Comments**

3 2 2

**Price:** \$1,208,000  
**Method:** Auction Sale  
**Date:** 09/08/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 153 sqm approx



**11 Baird St.N DONCASTER 3108 (REI)**

**Agent Comments**

5 2 2

**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)**

**Agent Comments**

4 2 2

**Price:** \$1,331,500  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx