

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,467,000

Property Type House

Suburb Doncaster

Period - From 01/04/2024

to 31/03/2025

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	16 Shanklin St BOX HILL NORTH 3129	\$1,230,000	04/06/2025
2	50 Whittens La DONCASTER 3108	\$1,540,000	22/03/2025
3	87 Whittens La DONCASTER 3108	\$1,520,000	23/01/2025

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:

10/06/2025 11:05



Property Type:
Divorce/Estate/Family Transfers
Land Size: 727 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending March 2025: \$1,467,000

Comparable Properties



16 Shanklin St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,230,000
Method: Sold Before Auction
Date: 04/06/2025
Property Type: House (Res)



50 Whittens La DONCASTER 3108 (REI)

Agent Comments



Price: \$1,540,000
Method: Private Sale
Date: 22/03/2025
Property Type: House
Land Size: 726 sqm approx



87 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,520,000
Method: Private Sale
Date: 23/01/2025
Property Type: House
Land Size: 816 sqm approx

Account - Barry Plant | P: 03 9803 0400