### 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

#### Median sale price

Median price	\$1,467,000	Pro	perty 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

Add	dress 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 comparableproperties 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)







Price: \$1,230,000

Method: Sold Before Auction

Date: 04/06/2025

Property Type: House (Res)

**Agent Comments** 



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)

Price: \$1,520,000





**Agent Comments** 

Method: Private Sale Date: 23/01/2025 Property Type: House Land Size: 816 sqm approx

Account - Barry Plant | P: 03 9803 0400





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