

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

36 Whittens Lane, Doncaster Vic 3108

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$697,500

Property Type Unit

Suburb Doncaster

Period - From 01/04/2026

to 30/06/2026

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	2/405-409 Manningham Rd DONCASTER 3108	\$938,888	26/06/2026
2	2/728 Doncaster Rd DONCASTER 3108	\$834,000	19/06/2026
3	4/27 Acheron St DONCASTER 3108	\$1,038,000	22/05/2026

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:

25/08/2026 10:27



 3  2  2

Property Type: Townhouse

Land Size: 480 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$960,000

Median Unit Price

June quarter 2026: \$697,500

Comparable Properties



2/405-409 Manningham Rd DONCASTER 3108 (REI)

Agent Comments

 3  3  2

Price: \$938,888

Method: Sold Before Auction

Date: 26/06/2026

Property Type: Townhouse (Res)



2/728 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$834,000

Method: Private Sale

Date: 19/06/2026

Property Type: Townhouse (Single)



4/27 Acheron St DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,038,000

Method: Sold Before Auction

Date: 22/05/2026

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888