

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

93 Whittens Lane, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,558,000

Property Type House

Suburb Doncaster

Period - From 01/04/2025

to

31/03/2026

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	3 Ambrose St DONCASTER 3108	\$1,540,000	14/03/2026
2	1 Ivan St DONCASTER 3108	\$1,625,000	28/02/2026
3	21 Council St DONCASTER 3108	\$1,605,000	21/02/2026

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:

18/05/2026 13:10



Property Type: House

Land Size: 816 sqm approx

Agent Comments

Comparable Properties



3 Ambrose St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,540,000

Method: Auction Sale

Date: 14/03/2026

Rooms: 6

Property Type: House (Res)

Land Size: 650 sqm approx



1 Ivan St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,625,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 832 sqm approx



21 Council St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,605,000

Method: Auction Sale

Date: 21/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 661 sqm approx