

## 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

G01/1 PETTYS LANE DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

903/20 HEPBURN ROAD DONCASTER VIC 3108	\$526,000	03-Dec-24
610/1 GROSVENOR STREET DONCASTER VIC 3108	\$553,000	11-Feb-25
106/399 MANNINGHAM ROAD DONCASTER VIC 3108	\$580,000	19-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 29 May 2025

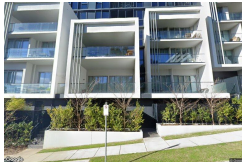


**903/20 HEPBURN ROAD  
DONCASTER VIC 3108**

 2  1  1

Sold Price **\$526,000** Sold Date **03-Dec-24**

Distance **1.43km**



**610/1 GROSVENOR STREET  
DONCASTER VIC 3108**

 2  1  1

Sold Price **\$553,000** Sold Date **11-Feb-25**

Distance **1.43km**



**106/399 MANNINGHAM ROAD  
DONCASTER VIC 3108**

 2  1  1

Sold Price **\$580,000** Sold Date **19-Dec-24**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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