

# 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

3/10 Whittens Lane, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,071,000 Property Type Townhouse Suburb Doncaster

Period - From 17/02/2025 to 16/02/2026 Source Property Data

### 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	2/9 Whittens La DONCASTER 3108	\$950,000	18/12/2025
2	4/66 Whittens La DONCASTER 3108	\$981,000	05/12/2025
3	8/33 Elizabeth St DONCASTER EAST 3109	\$1,010,000	22/10/2025

**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:

17/02/2026 13:43

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**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

17/02/2025 - 16/02/2026: \$1,071,000



3   2   2

**Property Type:** Unit

Agent Comments

## Comparable Properties

**2/9 Whittens La DONCASTER 3108 (VG)**

Agent Comments

3   -   -

**Price:** \$950,000

**Method:** Sale

**Date:** 18/12/2025

**Property Type:** Flat/Unit/Apartment (Res)



**4/66 Whittens La DONCASTER 3108 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$981,000

**Method:** Private Sale

**Date:** 05/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 217 sqm approx



**8/33 Elizabeth St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,010,000

**Method:** Sold Before Auction

**Date:** 22/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 164 sqm approx

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