

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

Range between \$950,000

&

\$1,040,000

Median sale price

Median price \$1,068,500

Property Type Townhouse

Suburb Doncaster

Period - From 30/01/2025

to

29/01/2026

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	4/66 Whittens La DONCASTER 3108	\$981,000	05/12/2025
2	2/553 Elgar Rd MONT ALBERT NORTH 3129	\$1,050,000	22/08/2025
3	5/93 Harrison St BOX HILL NORTH 3129	\$980,000	16/08/2025

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:

30/01/2026 14:29



3 2 2

Property Type: Townhouse (Res)

Land Size: 180 sqm approx

Agent Comments

Comparable Properties



4/66 Whittens La DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$981,000

Method: Private Sale

Date: 05/12/2025

Property Type: Townhouse (Res)

Land Size: 217 sqm approx



2/553 Elgar Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 22/08/2025

Property Type: Townhouse (Single)

Land Size: 224 sqm approx



5/93 Harrison St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$980,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Townhouse (Res)

Land Size: 235 sqm approx