

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

24 Wetherby Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,556,500

Property Type

House

Suburb

Doncaster

Period - From

01/01/2025

to

31/12/2025

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 | 754 Elgar Rd DONCASTER 3108 | \$1,250,000 | 30/10/2025 |
| 2 | 56 Church Rd DONCASTER 3108 | \$1,365,000 | 25/10/2025 |
| 3 | 74 Whittens La DONCASTER 3108 | \$1,200,000 | 08/10/2025 |

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:

19/01/2026 15:11



3
 1
 2

Rooms: 7
Property Type: House (Res)
Land Size: 652 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending December 2025: \$1,556,500

Comparable Properties



754 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

3
 1
 2

Price: \$1,250,000
Method: Sold Before Auction
Date: 30/10/2025
Property Type: House (Res)
Land Size: 737 sqm approx



56 Church Rd DONCASTER 3108 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,365,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 654 sqm approx



74 Whittens La DONCASTER 3108 (VG)

Agent Comments

4
 -
 -

Price: \$1,200,000
Method: Sale
Date: 08/10/2025
Property Type: House (Res)
Land Size: 727 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511