

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

82 Whittens Lane, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Doncaster

Period - From 01/01/2026 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	65 Twyford St BOX HILL NORTH 3129	\$1,156,000	06/05/2026
2	6 Board St DONCASTER 3108	\$1,270,000	18/04/2026
3	9 Terence Ct DONCASTER 3108	\$1,280,000	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:

10/05/2026 22:14

Ripple Wu
03 9889 8800
0433 903 099
ripplewu@mcgrath.com.au



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

March quarter 2026: \$1,500,000

Comparable Properties



65 Twyford St BOX HILL NORTH 3129 (REI)

Agent Comments

4 2 4

Price: \$1,156,000

Method: Private Sale

Date: 06/05/2026

Property Type: House

Land Size: 593 sqm approx



6 Board St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,270,000

Method: Auction Sale

Date: 18/04/2026

Rooms: 7

Property Type: House (Res)

Land Size: 733 sqm approx



9 Terence Ct DONCASTER 3108 (REI/VG)

Agent Comments

4 2 4

Price: \$1,280,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 682 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800