

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

21A Pettys Lane, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,558,000 Property Type House Suburb Doncaster

Period - From 01/04/2025 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	5a Philip Av DONCASTER 3108	\$1,720,000	02/05/2026
2	43 Clay Dr DONCASTER 3108	\$1,916,800	12/03/2026
3	1 Goulburn PI DONCASTER 3108	\$1,900,000	03/03/2026

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:

25/05/2026 12:54

21A Pettys Lane, Doncaster Vic 3108



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

Year ending March 2026: \$1,558,000

Comparable Properties



5a Philip Av DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,720,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)



43 Clay Dr DONCASTER 3108 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,916,800

Method: Sold Before Auction

Date: 12/03/2026

Property Type: House (Res)

Land Size: 374 sqm approx



1 Goulburn Pl DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,900,000

Method: Private Sale

Date: 03/03/2026

Property Type: House (Res)

Land Size: 415 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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