

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

21 Pettys Lane, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,950,000

&

\$2,050,000

Median sale price

Median price \$1,535,000

Property Type House

Suburb Doncaster

Period - From 27/10/2024

to

26/10/2025

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	5a Toronto Av DONCASTER 3108	\$1,990,000	26/08/2025
2	17 Caladenia Cirt DONCASTER 3108	\$2,105,000	24/05/2025
3	27a Winters Way DONCASTER 3108	\$1,990,000	17/05/2025

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:

27/10/2025 11:05

21 Pettys Lane, Doncaster Vic 3108



4 3 2

Property Type: House
Land Size: 362 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,050,000
Median House Price
27/10/2024 - 26/10/2025: \$1,535,000

Comparable Properties



5a Toronto Av DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,990,000
Method: Private Sale
Date: 26/08/2025
Property Type: Townhouse (Res)
Land Size: 376 sqm approx



17 Caladenia Cirt DONCASTER 3108 (REI/VG)

Agent Comments

4 4 2

Price: \$2,105,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 375 sqm approx



27a Winters Way DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,990,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Townhouse (Res)
Land Size: 335 sqm approx

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



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