

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

1/1 Arnold Grove, Doncaster Vic 3108

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,071,000 Property Type Townhouse Suburb Doncaster

Period - From 13/02/2025 to 12/02/2026 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	2/9-11 Whittens La DONCASTER 3108	\$950,000	18/01/2026
2	1/58 Ayr St DONCASTER 3108	\$1,015,000	21/11/2025
3	6/16-18 Whittens La DONCASTER 3108	\$1,048,000	20/11/2025

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: 13/02/2026 14:58

1/1 Arnold Grove, Doncaster Vic 3108



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

13/02/2025 - 12/02/2026: \$1,071,000

Comparable Properties



2/9-11 Whittens La DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 18/01/2026

Rooms: 11

Property Type: Unit



1/58 Ayr St DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,015,000

Method: Private Sale

Date: 21/11/2025

Property Type: Unit

Land Size: 318 sqm approx



6/16-18 Whittens La DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,048,000

Method: Private Sale

Date: 20/11/2025

Property Type: Townhouse (Single)

Land Size: 297 sqm approx

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



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