

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,980,000

### 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	43 Clay Dr DONCASTER 3108	\$1,916,800	12/03/2026
2	1 Goulburn PI DONCASTER 3108	\$1,900,000	03/03/2026
3	1 Harrow Ct DONCASTER 3108	\$1,935,000	25/10/2025

**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:

26/03/2026 09:53

21a Pettys Lane, Doncaster Vic 3108



 4  3  2

**Property Type:**  
**Land Size:** 379 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,980,000  
**Median House Price**  
Year ending December 2025: \$1,556,500

## Comparable Properties



**43 Clay Dr DONCASTER 3108 (REI)**

[Agent Comments](#)

 5  3  2

**Price:** \$1,916,800  
**Method:** Sold Before Auction  
**Date:** 12/03/2026  
**Property Type:** House (Res)



**1 Goulburn PI 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



**1 Harrow Ct DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

 4  3  2

**Price:** \$1,935,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 391 sqm approx

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



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