

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

19a Meryl Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,560,000

Property Type

House

Suburb

Doncaster East

Period - From

04/08/2024

to

03/08/2025

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	10a Nottingwood St DONCASTER EAST 3109	\$1,730,000	17/07/2025
2	32 Greendale Rd DONCASTER EAST 3109	\$1,800,000	12/07/2025
3	64 Joseph St BLACKBURN NORTH 3130	\$1,700,000	04/06/2025

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:

04/08/2025 17:09



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
04/08/2024 - 03/08/2025: \$1,560,000

Comparable Properties



10a Nottingwood St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,730,000
Method: Private Sale
Date: 17/07/2025
Property Type: House



32 Greendale Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 12/07/2025
Property Type: House



64 Joseph St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 506 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800