

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

10a Marianne Way, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$1,481,000 Property Type House Suburb Doncaster

Period - From 22/05/2024 to 21/05/2025 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	27a Winters Way DONCASTER 3108	\$1,990,000	17/05/2025
2	24 Talbot St TEMPLESTOWE LOWER 3107	\$1,808,000	24/04/2025
3	12 Vintage Av DONCASTER 3108	\$1,745,000	07/03/2025

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:

22/05/2025 13:13



4
 3
 2

Property Type:
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,900,000
Median House Price
 22/05/2024 - 21/05/2025: \$1,481,000

Comparable Properties



27a Winters Way DONCASTER 3108 (REI)

Agent Comments

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



24 Talbot St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

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Price: \$1,808,000
Method: Sold Before Auction
Date: 24/04/2025
Property Type: House (Res)
Land Size: 358 sqm approx



12 Vintage Av DONCASTER 3108 (REI)

Agent Comments

4
 3
 2

Price: \$1,745,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 376 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800