# 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 betweer	\$1,750,000		&		\$1,900,000					
Median sale price										
Median price	\$1,093,000	Pro	operty Type	Том	nhouse		Suburb	Doncaster		
Period - From	22/07/2024	to	21/07/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	22a Philip Av DONCASTER 3108	\$1,808,000	26/06/2025
2	25a Buckingham Cr DONCASTER 3108	\$1,827,000	21/06/2025
3	15 Harold St BULLEEN 3105	\$1,700,000	01/03/2025

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:

22/07/2025 13:45



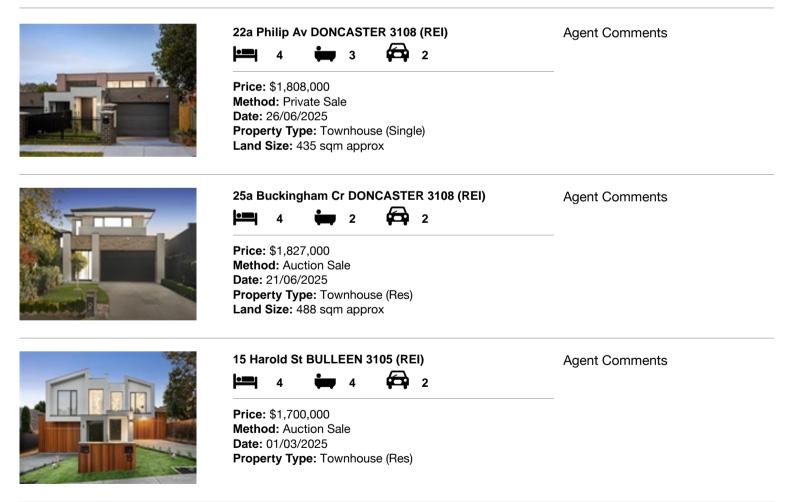






**Property Type:** Agent Comments Indicative Selling Price \$1,750,000 - \$1,900,000 Median Townhouse Price 22/07/2024 - 21/07/2025: \$1,093,000

# **Comparable Properties**



Account - McGrath Box Hill | P: 03 9889 8800



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