

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

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

### Median sale price

Median price \$1,093,000 Property Type Townhouse Suburb Doncaster

Period - From 22/07/2024 to 21/07/2025 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	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



22a Philip Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,808,000  
Method: Private Sale  
Date: 26/06/2025  
Property Type: Townhouse (Single)  
Land Size: 435 sqm approx



25a Buckingham Cr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,827,000  
Method: Auction Sale  
Date: 21/06/2025  
Property Type: Townhouse (Res)  
Land Size: 488 sqm approx



15 Harold St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,700,000  
Method: Auction Sale  
Date: 01/03/2025  
Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800