

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

16 Meryl Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,480,000

&

\$1,580,000

Median sale price*

Median price

Property Type

Suburb

Doncaster East

Period - From

to

Source

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	46 Rosella St DONCASTER EAST 3109	\$1,550,000	17/05/2025
2	6 Vicki Ct DONCASTER EAST 3109	\$1,485,000	29/04/2025
3	64 Cassowary St DONCASTER EAST 3109	\$1,525,000	14/03/2025

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:

21/07/2025 12:47

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Land
Land Size: 728 sqm approx
Agent Comments

Comparable Properties



46 Rosella St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,550,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 726 sqm approx



6 Vicki Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,485,000
Method: Sold Before Auction
Date: 29/04/2025
Property Type: House (Res)
Land Size: 726 sqm approx



64 Cassowary St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,525,000
Method: Private Sale
Date: 14/03/2025
Property Type: House (Res)
Land Size: 735 sqm approx