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 betweer	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.

Add	dress 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.



JellisCraig

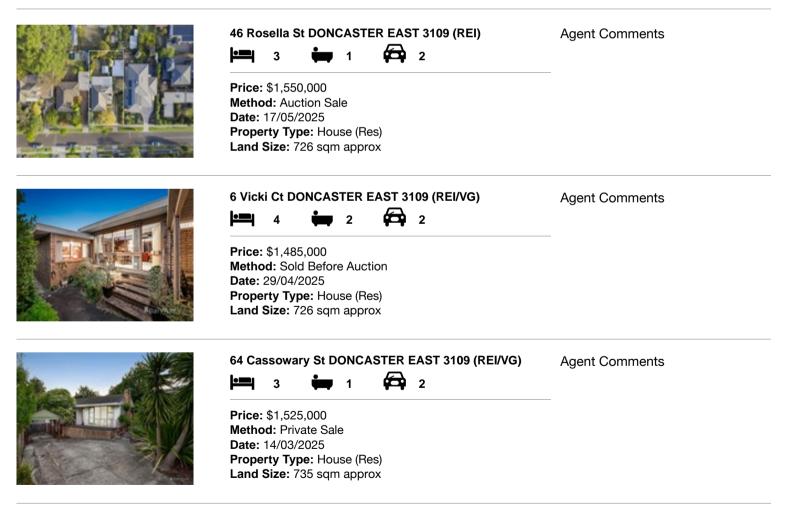




Property Type: Land **Land Size:** 728 sqm approx Agent Comments Nicole Qiu 8841 4888 0422 419 357 nicoleqiu@jelliscraig.com.au

> Indicative Selling Price \$1,480,000 - \$1,580,000 No median price available

Comparable Properties



Account - Jellis Craig | P: 03 8841 4888



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