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	12 Marilyn Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,569,000 Property Type House Suburb Doncaster

Period - From 01/07/2023 to 30/06/2024 Source REIV

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	133 Ayr St DONCASTER 3108	$1,300,000	09/08/2024
2	166 Ayr St DONCASTER 3108	$1,300,000	20/07/2024
3	20 Braeside Dr DONCASTER 3108	$1,360,000	18/07/2024

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: 02/10/2024 12:38

12 Marilyn Street, Doncaster Vic 3108

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3 1 4

Property Type: House
Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending June 2024: $1,569,000

Comparable Properties



133 Ayr St DONCASTER 3108 (REI)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 09/08/2024
Property Type: House
Land Size: 652 sqm approx

Agent Comments



166 Ayr St DONCASTER 3108 (REI)

3 2 1

Price: $1,300,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments



20 Braeside Dr DONCASTER 3108 (REI/VG)

3 2 2

Price: $1,360,000
Method: Private Sale
Date: 18/07/2024
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments

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