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	1/7 Meryl Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $900,000 & $970,000

Median sale price

Median price $976,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2024 to 31/12/2024 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	2/1 Harry St DONCASTER EAST 3109	$970,000	11/12/2024
2	15a Duckett St DONCASTER EAST 3109	$970,000	05/12/2024
3	3/28 Boronia Gr DONCASTER EAST 3109	$1,060,000	26/10/2024

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: 03/02/2025 13:07

1/7 Meryl Street, Doncaster East Vic 3109

Tony Doh
03 9818 1888
0419 316 676
tony.doh@belleproperty.com



4 2 2

Property Type: Townhouse
Land Size: 352 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $970,000
Median Unit Price
December quarter 2024: $976,000

Comparable Properties



2/1 Harry St DONCASTER EAST 3109 (REI)

3 1 2

Price: $970,000
Method: Private Sale
Date: 11/12/2024
Property Type: Unit

Agent Comments

15a Duckett St DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $970,000
Method: Sold Before Auction
Date: 05/12/2024
Property Type: House (Res)
Land Size: 328 sqm approx

Agent Comments



3/28 Boronia Gr DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $1,060,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)
Land Size: 268 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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