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	10 Maralee Place, Doncaster Vic 3108

Indicative selling price

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

Single price $1,599,000

Median sale price

Median price $1,601,500 Property Type House Suburb Doncaster

Period - From 01/07/2025 to 30/09/2025 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	6 Leyte Cl DONCASTER 3108	$1,615,888	10/10/2025
2	13 Bordeaux St DONCASTER 3108	$1,688,000	13/09/2025
3	4 Romilly Av TEMPLESTOWE LOWER 3107	$1,600,000	06/09/2025

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: 10/11/2025 16:09

10 Maralee Place, Doncaster Vic 3108

JellisCraig

Nicole Qiu
8841 4888
0422 419 357
nicoleqiu@jelliscraig.com.au



5 3 3

Property Type: House
Land Size: 691 sqm approx

Agent Comments

Indicative Selling Price
$1,599,000
Median House Price
September quarter 2025: $1,601,500

Comparable Properties



6 Leyte Cl DONCASTER 3108 (REI)

5 2 2

Price: $1,615,888
Method: Sold Before Auction
Date: 10/10/2025
Property Type: House (Res)
Land Size: 699 sqm approx

Agent Comments



13 Bordeaux St DONCASTER 3108 (REI)

5 2 1

Price: $1,688,000
Method: Private Sale
Date: 13/09/2025
Property Type: House
Land Size: 656 sqm approx

Agent Comments



4 Romilly Av TEMPLESTOWE LOWER 3107 (REI)

5 3 2

Price: $1,600,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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