

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

2/3 Meryl Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,075,000 & \$1,175,000

Median sale price

Median price \$1,185,000 Property Type Townhouse Suburb Doncaster East

Period - From 11/03/2025 to 10/03/2026 Source Property Data

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 | 19 Gedye St DONCASTER EAST 3109 | \$1,200,000 | 28/02/2026 |
| 2 | 1/13 St Clems Rd DONCASTER EAST 3109 | \$1,090,000 | 11/10/2025 |
| 3 | 2/25 Thea Gr DONCASTER EAST 3109 | \$1,095,000 | 30/09/2025 |

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:

11/03/2026 12:07

Brenton Linmeiers

9840 1111

0412 791 546

brenton.linmeiers@marshallwhite.com.au

Indicative Selling Price

\$1,075,000 - \$1,175,000

Median Townhouse Price

11/03/2025 - 10/03/2026: \$1,185,000



 3  2  2

Property Type: Unit

Agent Comments

Comparable Properties



19 Gedye St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 311 sqm approx



1/13 St Clems Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,090,000

Method: Private Sale

Date: 11/10/2025

Property Type: Unit

Land Size: 291 sqm approx



2/25 Thea Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,095,000

Method: Sold Before Auction

Date: 30/09/2025

Property Type: Unit

Land Size: 302 sqm approx

Account - Marshall White | P: 03 9822 9999