

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

20 Marsden Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$3,750,000 & \$3,950,000

Median sale price

Median price \$1,671,900 Property Type House Suburb Doncaster East

Period - From 01/10/2025 to 31/12/2025 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	36 Belinda Cr DONCASTER EAST 3109	\$3,750,000	14/11/2025
2	57 Polaris Dr DONCASTER EAST 3109	\$3,880,000	02/10/2025
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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:

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 5  5  2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$3,750,000 - \$3,950,000
Median House Price
December quarter 2025: \$1,671,900

Comparable Properties



36 Belinda Cr DONCASTER EAST 3109 (REI)

Agent Comments

 5  5  2

Price: \$3,750,000
Method: Private Sale
Date: 14/11/2025
Property Type: House
Land Size: 664 sqm approx



57 Polaris Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  5  2

Price: \$3,880,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: House (Res)
Land Size: 668 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888