Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 27A Winters Way, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$1,467,000	Pro	operty Type	Ηοι	ISE		Suburb	Doncaster
Period - From	01/04/2024	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	17a Marianne Way DONCASTER 3108	\$1,777,000	19/11/2024
2			
3			

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:

10/04/2025 17:08





Joo Ming (JM) Lim





Property Type: Townhouse Agent Comments

03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price Year ending March 2025: \$1,467,000

Agent Comments

Comparable Properties



17a Marianne Way DONCASTER 3108 (REI/VG)

Price: \$1,777,000 Method: Private Sale Date: 19/11/2024 Property Type: Townhouse (Single) Land Size: 371 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 - McGrath Box Hill | P: 03 9889 8800



propertydata

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