

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

27 Marilyn Street, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,620,000

Median sale price

Median price \$1,502,500

Property Type House

Suburb Doncaster

Period - From 04/09/2024

to 03/09/2025

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	25 Corroboree PI TEMPLESTOWE LOWER 3107	\$1,625,000	23/08/2025
2	9 Monaco St DONCASTER 3108	\$1,603,000	12/07/2025
3	3 Potter Ct TEMPLESTOWE LOWER 3107	\$1,600,000	06/03/2025

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:

04/09/2025 17:17



Rooms: 8
Property Type: House
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
\$1,620,000

Median House Price
04/09/2024 - 03/09/2025: \$1,502,500

Comparable Properties



25 Corroboree PI TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,625,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 700 sqm approx



9 Monaco St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,603,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 726 sqm approx



3 Potter Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 06/03/2025
Property Type: House (Res)
Land Size: 773 sqm approx