

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

8a Meryl Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$933,000 Property Type Unit Suburb Doncaster East

Period - From 01/07/2024 to 30/06/2025 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	2/61 Tunstall Rd DONVALE 3111	\$777,000	20/09/2025
2	1/26 Springfield Rd BLACKBURN 3130	\$865,000	01/09/2025
3	1/5 Sonia St DONVALE 3111	\$766,000	12/07/2025

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:

30/09/2025 13:22



3 1 1

Property Type: Unit

Land Size: 384 sqm approx

Agent Comments

Comparable Properties



2/61 Tunstall Rd DONVALE 3111 (REI)

Agent Comments

3 1 1

Price: \$777,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Unit



1/26 Springfield Rd BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$865,000

Method: Private Sale

Date: 01/09/2025

Property Type: House (Res)

Land Size: 322 sqm approx



1/5 Sonia St DONVALE 3111 (REI)

Agent Comments

3 1 1

Price: \$766,000

Method: Auction Sale

Date: 12/07/2025

Property Type: Unit