

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

8 Merlin Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,750,000

&

\$1,925,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 01/01/2026

to

31/03/2026

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	14 Chapel Ct DONCASTER 3108	\$1,805,000	02/05/2026
2	3 Eildon St DONCASTER 3108	\$1,920,000	22/04/2026
3	43 Koolkuna Av DONCASTER 3108	\$1,757,500	05/03/2026

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:

22/05/2026 10:32



4 2 2

Rooms: 7
Property Type: House
Land Size: 911 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
March quarter 2026: \$1,500,000

Comparable Properties



14 Chapel Ct DONCASTER 3108 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,805,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 500 sqm approx



3 Eildon St DONCASTER 3108 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,920,000
Method: Private Sale
Date: 22/04/2026
Property Type: House
Land Size: 1063 sqm approx



43 Koolkuna Av DONCASTER 3108 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$1,757,500
Method: Private Sale
Date: 05/03/2026
Property Type: House (Res)
Land Size: 823 sqm approx