

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

1/58 Maggs Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$976,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/10/2024

to

31/12/2024

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	1/48 Devon Dr DONCASTER EAST 3109	\$1,150,000	09/11/2024
2	3/28 Boronia Gr DONCASTER EAST 3109	\$1,060,000	26/10/2024
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:

12/03/2025 14:56

1/58 Maggs Street, Doncaster East Vic 3109



George Young
03 9842 8000
0407 303 800

george.young@harcourts.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

December quarter 2024: \$976,000



3 0 0

Rooms: 6
Property Type: Townhouse
(Single)
Land Size: 263.979 sqm approx
Agent Comments

Comparable Properties



1/48 Devon Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)
Land Size: 283 sqm approx



3/28 Boronia Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,060,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)
Land Size: 268 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 - Harcourts Manningham | P: 03 9842 8000



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