

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 Maverick Close, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price	\$1,601,500	Property Type	House	Suburb	Doncaster
Period - From	01/07/2025	to	30/09/2025	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	28 Wilsons Rd DONCASTER 3108	\$1,650,000	29/11/2025
2	45 Winston Dr DONCASTER 3108	\$1,599,000	29/11/2025
3	29 Corella St DONCASTER 3108	\$1,580,000	17/11/2025

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:

08/12/2025 11:29



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3



2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

September quarter 2025: \$1,601,500

Comparable Properties

**28 Wilsons Rd DONCASTER 3108 (REI)**

4



2



2

Price: \$1,650,000**Method:** Auction Sale**Date:** 29/11/2025**Property Type:** House (Res)**Land Size:** 721 sqm approx

Agent Comments

**45 Winston Dr DONCASTER 3108 (REI)**

4



2



2

Price: \$1,599,000**Method:** Auction Sale**Date:** 29/11/2025**Property Type:** House (Res)**Land Size:** 654 sqm approx

Agent Comments

**29 Corella St DONCASTER 3108 (REI)**

3



2



2

Price: \$1,580,000**Method:** Private Sale**Date:** 17/11/2025**Property Type:** House**Land Size:** 650 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 88882000