Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,475,000

Property offered for sale

Address	1 Maverick Close, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,400,000	&	\$1,540,000
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Median sale price

Median price	\$1,601,500	Pro	perty Type H	louse		Suburb	Doncaster
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

19 Gilmore Rd DONCASTER 3108

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.

Add	ress of comparable property	Price	Date of sale
1	26 Margot Av DONCASTER 3108	\$1,493,000	18/10/2025
2	330 George St DONCASTER 3108	\$1,500,000	01/10/2025

OR

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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:	28/10/2025 10:43



26/09/2025



Ted Jao 8888 2000 0419 338 068 tiao@rtedgar.com.au

Median House Price

Indicative Selling Price \$1,400,000 - \$1,540,000

September quarter 2025: \$1,601,500



Property Type: House (Res) Land Size: 661 sqm approx

Agent Comments

Comparable Properties



26 Margot Av DONCASTER 3108 (REI)

Price: \$1,493,000 Method: Auction Sale Date: 18/10/2025

Property Type: House (Res) Land Size: 666 sqm approx

Agent Comments



330 George St DONCASTER 3108 (REI)

Agent Comments

Price: \$1,500,000

Method: Sold Before Auction

Date: 01/10/2025

Property Type: House (Res) Land Size: 979 sqm approx



19 Gilmore Rd DONCASTER 3108 (REI)

Price: \$1,475,000

Method: Sold Before Auction

Date: 26/09/2025

Property Type: House (Res) Land Size: 725 sqm approx **Agent Comments**

Account - RT Edgar Boroondara | P: 88882000



