Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	15 Maverick Close, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,720,000

Median sale price

Median price	\$1,601,500	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	12 Toulon Dr TEMPLESTOWE LOWER 3107	\$1,748,000	15/11/2025
2	14 Glen Ct TEMPLESTOWE 3106	\$1,830,000	14/11/2025
3	45 Romilly Av TEMPLESTOWE LOWER 3107	\$1,650,000	18/10/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/11/2025 11:23













Property Type: House Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price \$1,720,000 **Median House Price**

September quarter 2025: \$1,601,500

Comparable Properties



12 Toulon Dr TEMPLESTOWE LOWER 3107 (REI)





Agent Comments

Price: \$1,748,000 Method: Private Sale Date: 15/11/2025 Property Type: House Land Size: 800 sqm approx



14 Glen Ct TEMPLESTOWE 3106 (REI)





Agent Comments

Price: \$1,830,000

Method: Sold Before Auction

Date: 14/11/2025

Property Type: House (Res) Land Size: 803 sqm approx

45 Romilly Av TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,650,000 Method: Auction Sale Date: 18/10/2025

Property Type: House (Res) Land Size: 710 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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