

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

15 Maverick Close, Doncaster Vic 3108

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

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	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 comparable properties 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



5
 2
 2

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

4
 2
 2

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

6
 2
 4

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)

Agent Comments

5
 2
 2

Price: \$1,650,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 710 sqm approx

Account - Barry Plant | P: 03 9842 8888