

# 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 21 Maggs Street, Doncaster East, VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,570,000 Property Type House Suburb Doncaster East (3109)

Period - From 12/05/2024 to 11/05/2025 Source Property Data

### Comparable property sales

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
1/21 ANNE STREET, BLACKBURN NORTH VIC 3130	\$1,070,000	10/05/2025
82 KATRINA STREET, BLACKBURN NORTH VIC 3130	\$1,150,000	06/05/2025
20A ACACIA STREET, DONCASTER EAST VIC 3109	\$1,078,000	15/03/2025

This Statement of Information was prepared on: 12/05/2025