

# 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

6 Maude Avenue, 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)

Range between \$2,900,000 & \$3,100,000

### Median sale price

Median price \$1,565,000 Property Type House Suburb Doncaster East

Period - From 01/07/2024 to 30/06/2025 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 | 8 Koala Ct DONCASTER EAST 3109 | \$2,795,000 | 08/08/2025   |
| 2 | 12 Cabena St DONVALE 3111      | \$2,850,000 | 25/07/2025   |
| 3 | 7 Oregon Dr DONVALE 3111       | \$2,760,000 | 05/04/2025   |

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:

29/09/2025 15:04

6 Maude Avenue, Doncaster East Vic 3109



4   1   2

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

**Indicative Selling Price**  
\$2,900,000 - \$3,100,000  
**Median House Price**  
Year ending June 2025: \$1,565,000

## Comparable Properties



**8 Koala Ct DONCASTER EAST 3109 (REI)**

**Agent Comments**

4   3   4

**Price:** \$2,795,000  
**Method:** Private Sale  
**Date:** 08/08/2025  
**Property Type:** House  
**Land Size:** 657 sqm approx



**12 Cabena St DONVALE 3111 (REI/VG)**

**Agent Comments**

4   3   3

**Price:** \$2,850,000  
**Method:** Private Sale  
**Date:** 25/07/2025  
**Property Type:** House (Res)  
**Land Size:** 693 sqm approx



**7 Oregon Dr DONVALE 3111 (REI/VG)**

**Agent Comments**

5   3   2

**Price:** \$2,760,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

**Account - Biggin & Scott Manningham** | P: 03 9841 9000 | F: 03 9841 9320



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