

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 34 Maggs Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,671,900 Property Type House Suburb Doncaster East

Period - From 01/10/2025 to 31/12/2025 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	65A Maggs St DONCASTER EAST 3109	\$1,660,000	26/11/2025
2	8 Hamal St DONVALE 3111	\$1,451,000	25/10/2025
3	9 Rosamond Cr DONCASTER EAST 3109	\$1,681,000	25/10/2025

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.~~

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 3
  2
  2

Property Type: House
Land Size: 398 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 December quarter 2025: \$1,671,900

Comparable Properties



65A Maggs St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,660,000
Method: Sold Before Auction
Date: 26/11/2025
Property Type: Townhouse (Res)
Land Size: 385 sqm approx



8 Hamal St DONVALE 3111 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,451,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 302 sqm approx



9 Rosamond Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,681,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 395 sqm approx

Account - Barry Plant | P: 03 9842 8888



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