

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

Range between \$1,650,000

&

\$1,750,000

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	45 Romilly Av TEMPLESTOWE LOWER 3107	\$1,650,000	18/10/2025
2	13 Bordeaux St DONCASTER 3108	\$1,688,000	13/09/2025
3	30 Birchgrove Cr TEMPLESTOWE 3106	\$1,750,000	06/09/2025

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:

22/10/2025 14:19



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Property Type: House
Land Size: 653 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 September quarter 2025: \$1,601,500

Comparable Properties

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



13 Bordeaux St DONCASTER 3108 (REI)

Agent Comments

5 2 1

Price: \$1,688,000
Method: Private Sale
Date: 13/09/2025
Property Type: House
Land Size: 656 sqm approx



30 Birchgrove Cr TEMPLESTOWE 3106 (VG)

Agent Comments

6 - -

Price: \$1,750,000
Method: Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Account - Barry Plant | P: 03 9842 8888