

# 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

2 Maple Court, Doncaster Vic 3108

### Indicative selling price

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

Range between \$1,390,000

&

\$1,490,000

### 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 | 330 George St DONCASTER 3108   | \$1,500,000 | 01/10/2025   |
| 2 |                                |             |              |
| 3 |                                |             |              |

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:

06/01/2026 10:50

Thi Nguyen  
8841 4888  
0423 027 036  
thinguyen@jellisrcraig.com.au



4   2   2

**Property Type:** House  
**Land Size:** 1271 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,390,000 - \$1,490,000  
**Median House Price**  
September quarter 2025: \$1,601,500

## Comparable Properties



**330 George St DONCASTER 3108 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,500,000  
**Method:** Sold Before Auction  
**Date:** 01/10/2025  
**Property Type:** House (Res)  
**Land Size:** 979 sqm approx

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.