

## 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

Range between \$1,390,000 & \$1,490,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,601,500</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Doncaster</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/07/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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

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**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)**



4



2



2

**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 01/10/2025

**Property Type:** House (Res)

**Land Size:** 979 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 8841 4888